



Land West of Greenacres
Lanjeth St Austell

LODGE & THOMAS

ESTABLISHED 1892

Land West of Greenacres

Lanjeth, St Austell
Cornwall PL26 7TP

Guide Price £350,000

Development Site with Planning Consent for three detached four bedroom dwellings

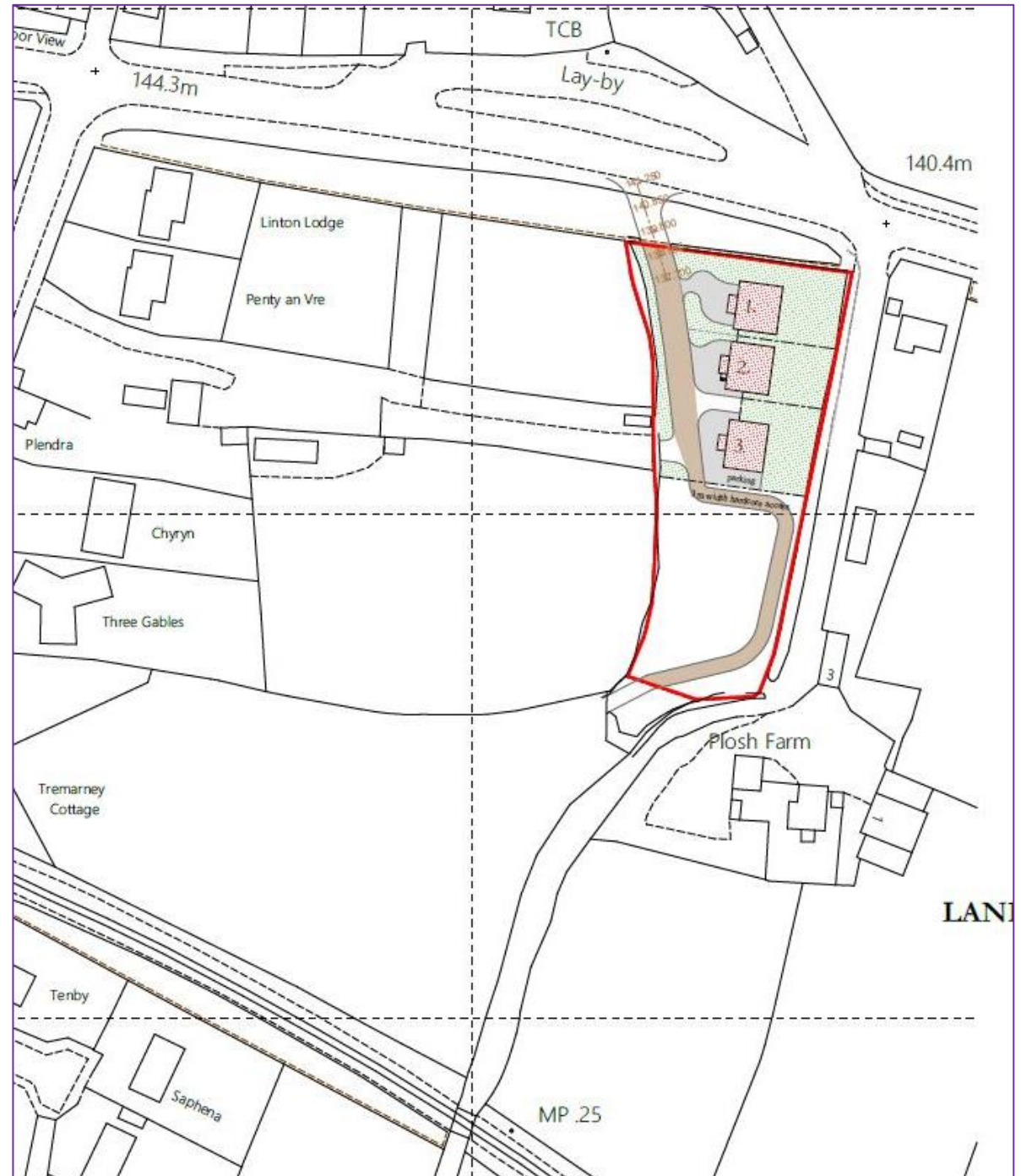
Situation

The development site is situated in the hamlet of Lanjeth approximately 3 miles to the west of St Austell which provides a plethora of services and facilities to include retail business, leisure, medical and educational establishments. Locally the villages of Trewoon and St Stephens provides for every day requirements.

The site extending to 0.7 of an acre and comprises a single enclosure bordered by traditional Cornish hedge banks. Further land available by separate negotiation,(edged blue on plan).

Planning

Planning Consent was granted on the 12th August 2021; Ref No. PA20/04014 for the development of three detached 4 bedroom dwellings, along with a new entrance from the highway, edged green on enclosed plan. Full details available on Cornwall Council Planning Portal.



Proposed Accommodation

The proposed detached dwellings to provide the following accommodation:-

Ground Floor – Entrance vestibule, 50 cloakroom, hallway, kitchen/diner, living room, study.

First Floor – Master bedroom en-suite, three further bedrooms, family bathroom.

Outside – Off road parking and gardens.

Agents Note:

- 1) The vendor will reserve a full right of access over the new entrance roadway to their retained land, edge blue.
- 2) The vendor will grant an easement over their retained land to facilitate discharge from the proposed sewage treatment plant as proposed on the drainage drawings.
- 3) A covenant will be inserted into the sales contract restricting the site, outlined red, to three dwellings.
- 4) The vendor would consider conditional proposals for their retained land, edged blue, a field extending to approximating 1.4 acres and enjoys southerly views

Proposed Services: Mains water, mains electricity, private drainage.

Viewing: Strictly and only by prior appointment with Lodge & Thomas Tel 01872 272722. To access the site for viewings, please park on School Hill near the level crossing and walk over the client's retained land to the site.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

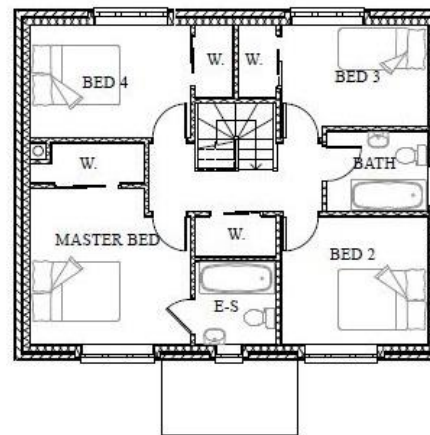
Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



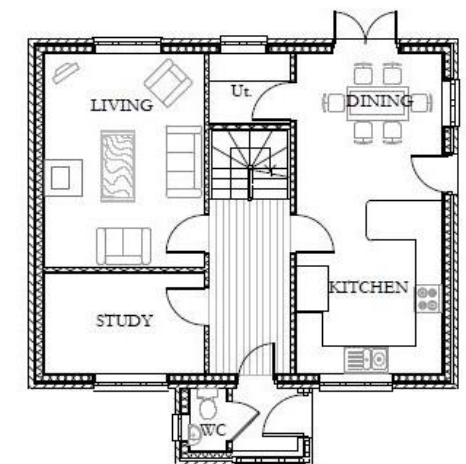
2_4 EAST ELEVATION
1:100



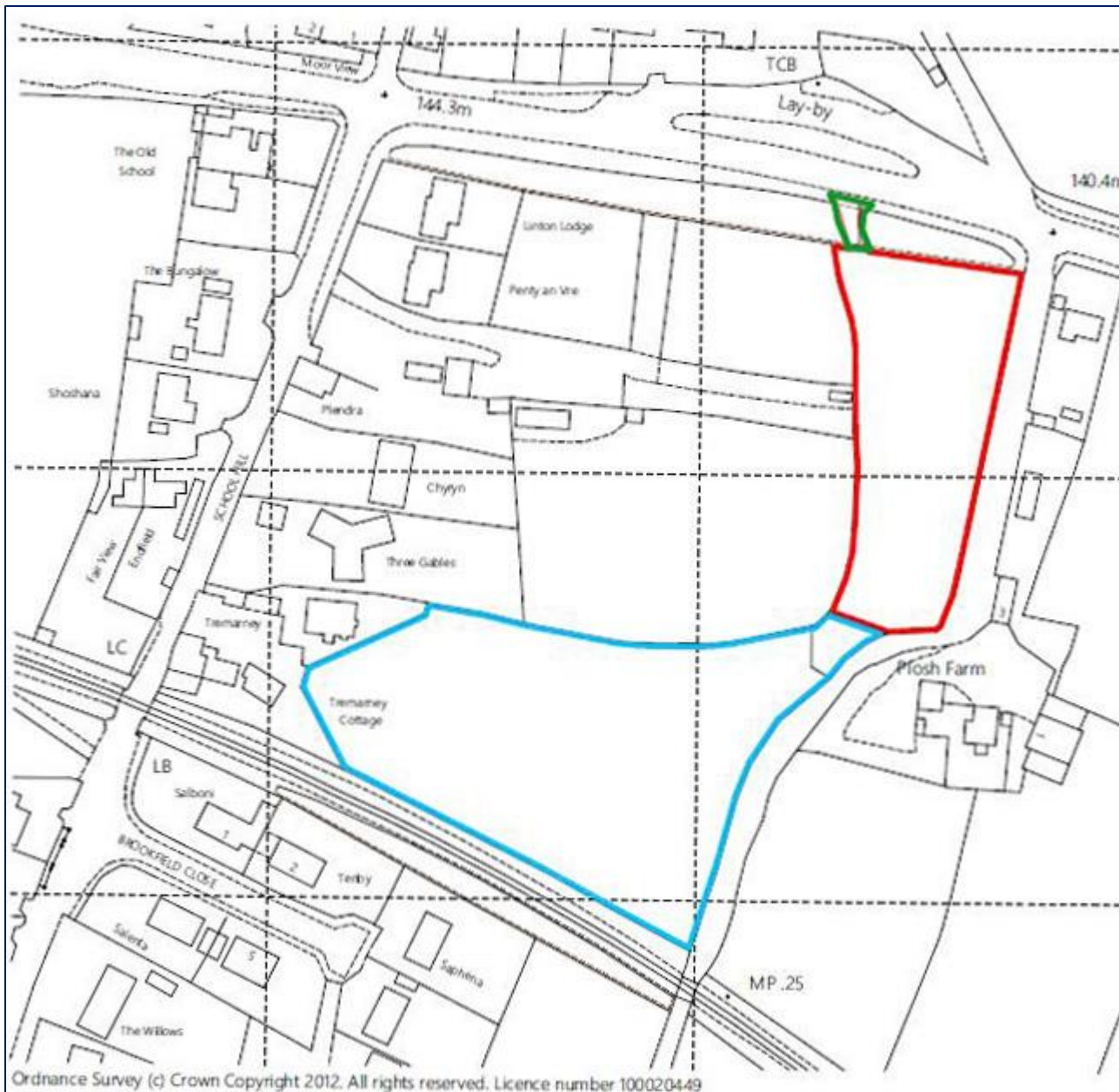
2_4 WEST ELEVATION
1:100



FIRST FLOOR - PROPOSED
1:100



GROUND FLOOR - PROPOSED
1:100



Adjoining Land - Available by separate negotiation

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 Valuers
 Auctioneers

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