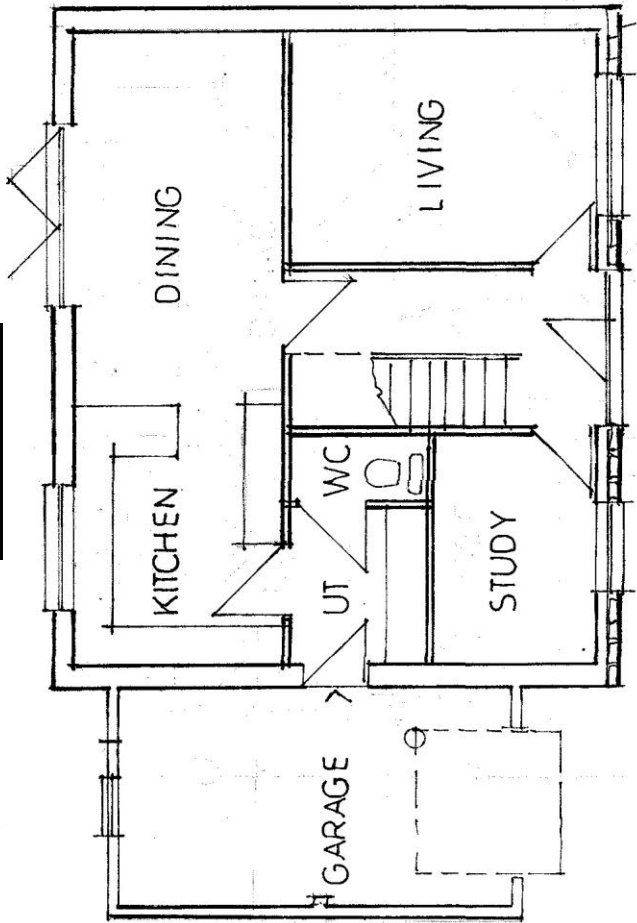




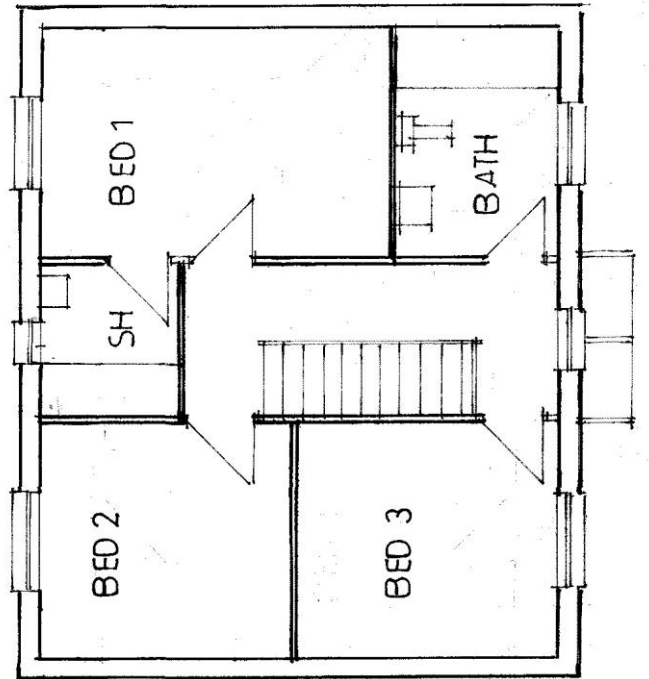
**Building Plot on Rosewarne Road  
Gwinear  
TR27 5LD**



Ground Floor Plan



First Floor Plan



**BUILDING PLOT, ROSEWARNE ROAD, GWINEAR, HAYLE, TR27 5LD**

**GUIDE PRICE £220,000 - FREEHOLD**

Located in a rural area between Reawla and Carnhell Green is this individual building plot with planning for a three bedroom detached residence with integral garage, garden and parking.

**\* INDIVIDUAL BUILDING PLOT \* NON ESTATE LOCATION \***

**\* FAR REACHING RURAL VIEWS TO THE REAR \***

**\* PLANNING FOR: THREE BEDROOM DETACHED RESIDENCE \* INTEGRAL GARAGE \***

**\* PARKING \* GARDEN \* RARE OPPORTUNITY \* SERVICED PLOT \***

**\* PLANNING APPLICATION NUMBER PA22/10537 \***

This non-estate serviced building plot enjoys far reaching rural views to the rear and is in a convenient location for most local towns and villages. The planning application number is PA22/10537 giving permission for a three bedroom detached house with integral garage, gardens and parking. Due to the rarity of individual plots in the area, we would highly recommend making an early enquiry.

**PLANNING APPLICATION NUMBER: PA22/10537**

**COMMUNITY INFRASTRUCTURE LEVY:** There will be a CIL charge on the plot, the amount is to be confirmed.

**TO VIEW:** By prior appointment through Marshall's Estate Agents of Hayle (01736) 756627.

**MARSHALL'S PARK LANE OFFICE:** 0207 0791476

**LOCAL AUTHORITY:** Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW  
TEL (0300 1234171)

**ANTI MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

**PROOF OF FINANCE:** Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance  
01736 360203

Mousehole  
01736 731199

Carbis Bay  
01736 795040

Camborne  
01209 715672

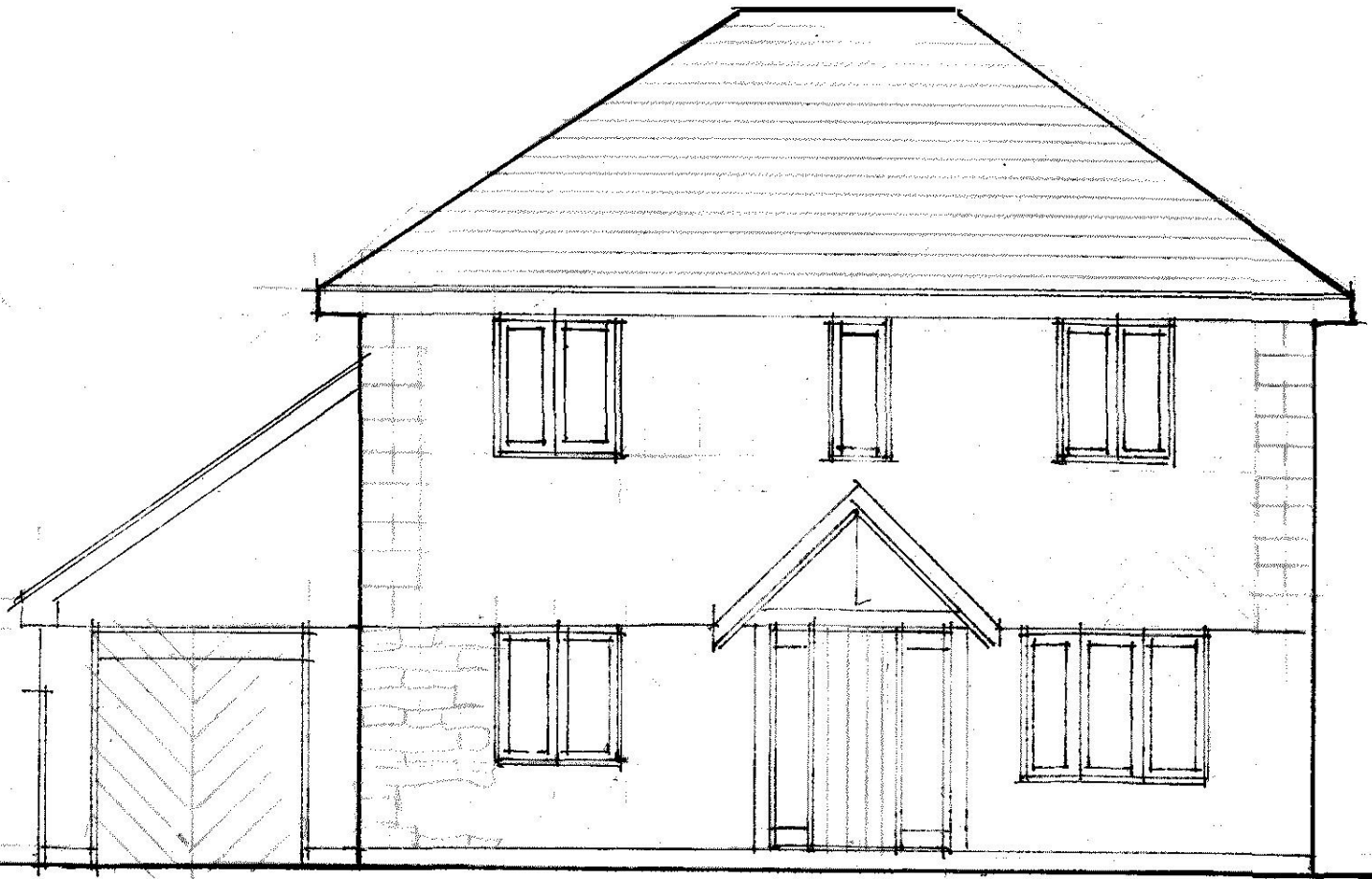
Hayle  
01736 756627

Lettings  
01736 366778



[www.marshallspz.co.uk](http://www.marshallspz.co.uk)

North East Elevation



South West Elevation

