

Garden Plot off Chute Lane, Gorran Haven, St Austell PL26 6NU



A $\frac{1}{4}$ acre former garden offering amenity space or a possible development opportunity (subject to planning) in this sought-after coastal village.

Guide Price: £50,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

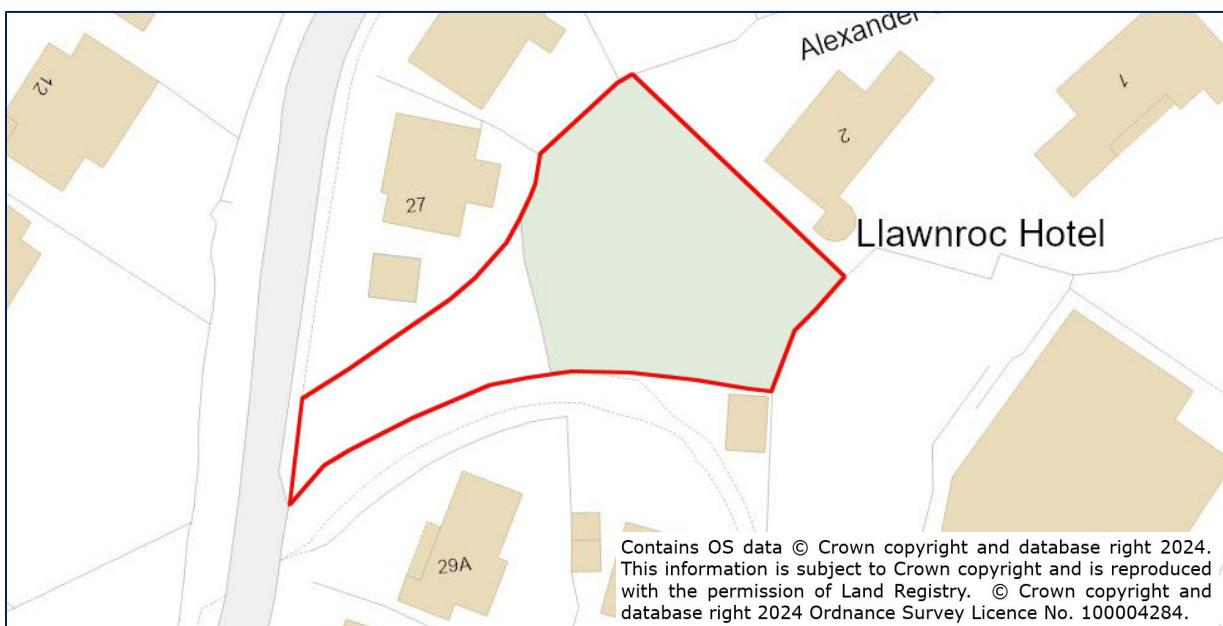
The site is located along Chute Lane and is currently accessed via a neighbouring property's drive, though rights over this existing access will cease upon creation of a new access directly from Chute Lane (new access subject to consent). Chute Lane is just moments from Gorran Haven centre, beach, harbour and the South West Coast Path and yet the cul-de-sac offers a quiet position away from the hustle and bustle. Gorran Haven is a much sought-after coastal village boasting a hotel with restaurant, café, bakery, fish and chip shop and convenience store with Post Office to name but a few. Further facilities are available in Mevagissey, whilst Truro and St Austell offer extensive amenities as well as train stations connecting to London (Paddington).

The Plot

This garden plot once formed part of the grounds to the Llawnroc Hotel and has remained in the same family ownership for over 50 years. The whole site is now quite overgrown but will no doubt be of appeal to neighbouring properties to enlarge their gardens, anyone looking for amenity space in the village or indeed those interested in a possible development opportunity (subject to planning). No planning enquiries have been made to Cornwall Council. There are sea glimpses from the site and the plot extends to 0.25 acres in all. It boasts approximately 11m of road frontage along Chute Lane and it is possible a new, private access could be created directly from the cul-de-sac (subject to consent).

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NB: It has been brought to our attention that Japanese Knotweed is located on the site, though this has not been formally identified as such. Interested parties are encouraged to satisfy themselves as to the presence of Knotweed.



Services: None connected to the land. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all 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.

Viewing: By appointment. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: Proceed into Gorran Haven along Bell Hill, passing the playing fields on the right and take the left hand turning into Portheast Way. Follow this road and at the T-junction turn right. At the next T-junction turn left into Chute Lane and then take the left hand turning into the entrance signposted Chute Lane Nos. 17-31. The plot will be located on the right hand side immediately after the entrance drive to No. 29 identified by a Lodge & Thomas for sale board.

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