

## Garden & Parking, off Fore Street, Grampond, Truro TR2 4SB



**Village garden | Parking space | Potential for garaging (subject to planning)**

A garden site situated in the centre of the village offering parking and amenity space.

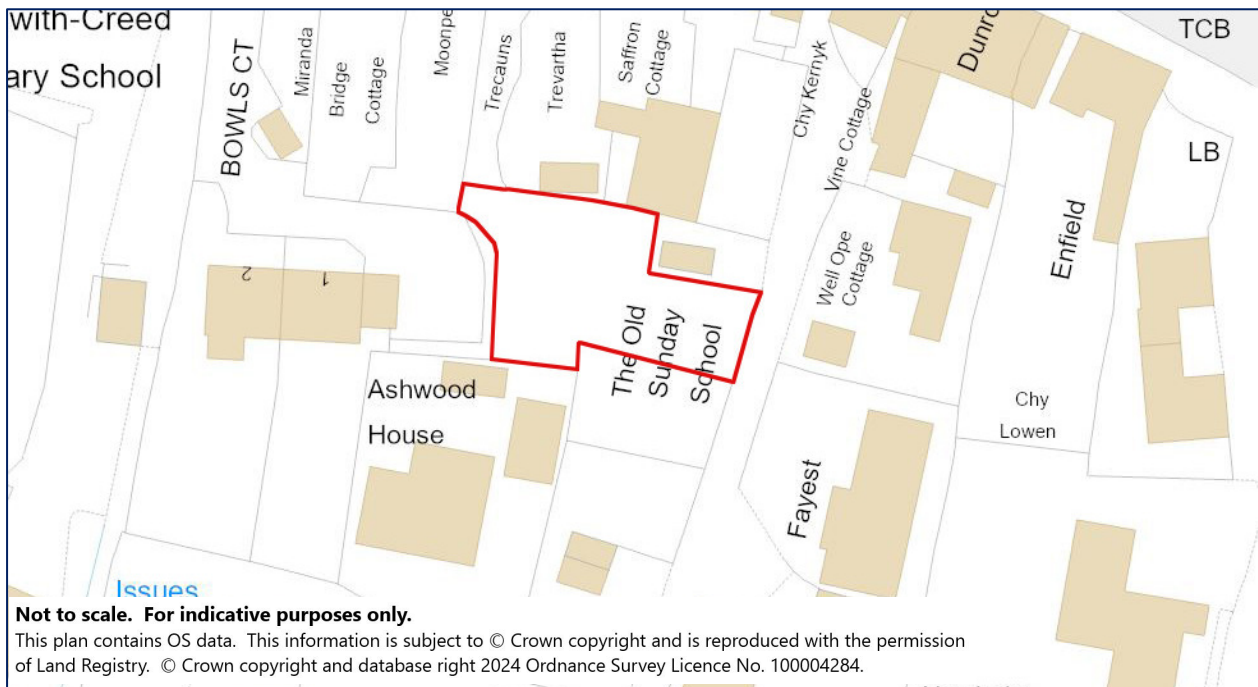
**Guide Price: £45,000 Freehold**

## Situation

The garden is situated in the heart of the village, tucked away from the main road and with limited passing traffic, being positioned on a quiet lane occupied by just a handful of dwellings. Grampound is a thriving village located part way between Truro and St Austell and boasts many everyday facilities including a primary school, convenience store and café.

## The Property

Whilst the garden is now a little overgrown, it offers an amenity and parking space which is equally suited to use as an allotment or perhaps for keeping chickens/similar. There may be some potential for garaging or workshop space, or possibly even for development (subject to gaining the necessary planning consents). At present a gravelled area provides parking for a single vehicle and a timber shed provides useful storage, whilst the remainder is largely lawn.



**SERVICES** None connected.

**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** Strictly by appointment with the sole selling agent Lodge & Thomas.  
Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

**DIRECTIONS** It is advisable to approach the site on foot in the first instance.  
From the village car park, turn right onto Fore Street and just as the hill begins to climb, turn right into the vehicular lane which sits between the properties The Cottage and Chy Kernek. The garden will be found on the right hand side towards the end of this lane, identified by a Lodge & Thomas for sale board.

**what3words**///width.entitle.finally