

Derelict Dwelling, Old Portreath Road, Redruth, Cornwall TR15 3TQ



A rare and exciting opportunity to reinstate a derelict former mine workers cottage set within a 1 acre plot, in a wonderful rural location between Portreath and Redruth

Guide Price: £175,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

SITUATION

The picturesque port of Portreath on the north Cornish coast is approximately 2.7 miles away, whilst closer to hand are the shops and amenities of the busy village of Illogan, approximately 1 mile away. For a wider range of shopping, schooling, health and leisure amenities, Pool and Redruth are less than 3 miles away. The County's main arterial route, the A30, is accessible 3 miles away at the Tolvaddon junction, which means that Truro is easily commutable at approx. 10 miles away.

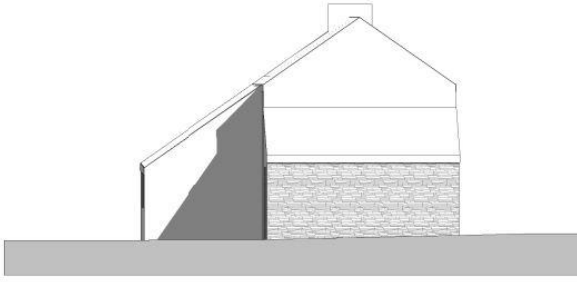
THE PROPERTY

Described by the planning department as a derelict former mine worker's cottage, Conditional Planning Permission was granted on 16/11/2020 to rebuild the property. The planning application reference was PA19/10430 and a Certificate of Lawfulness was granted on 04/04/2024 confirming that the Local Planning Authority are satisfied that development has materially commenced.

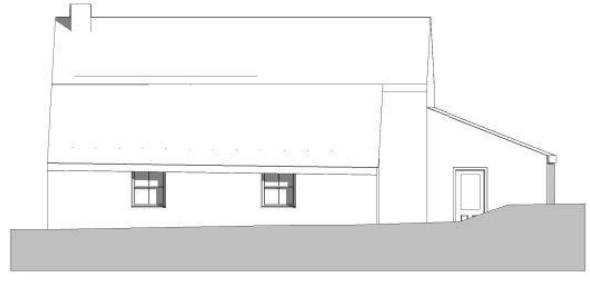
The drawings provided for that planning application allow for a detached dwelling with a lounge/dining room, kitchen, bathroom and bedroom at ground floor with two further bedrooms at first floor. Full details of the planning consent and conditions are available on Cornwall Council's planning portal.

The cottage is set to the corner of a plot extending to approximately 1 acre, which has a direct private access onto the Old Portreath Road.

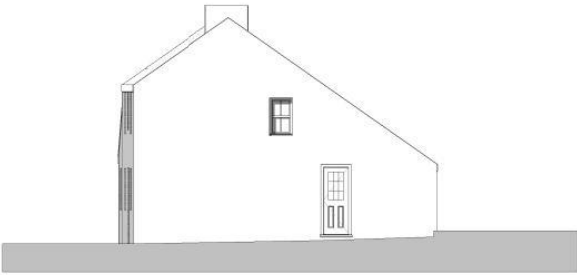




1 West.
1 : 100



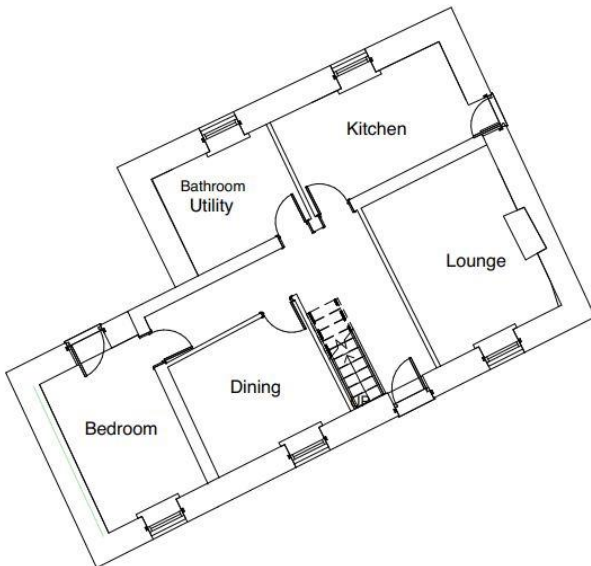
2 North.
1 : 100



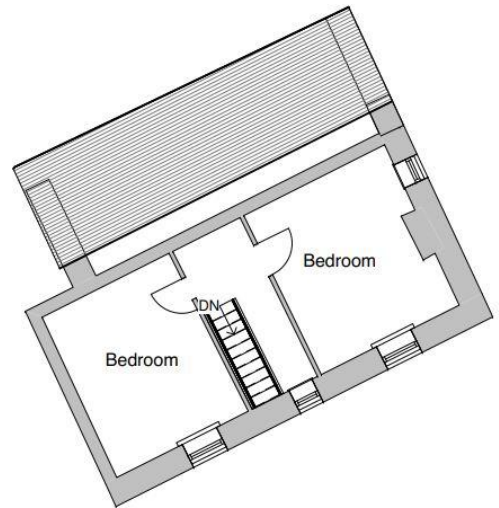
3 East.
1 : 100



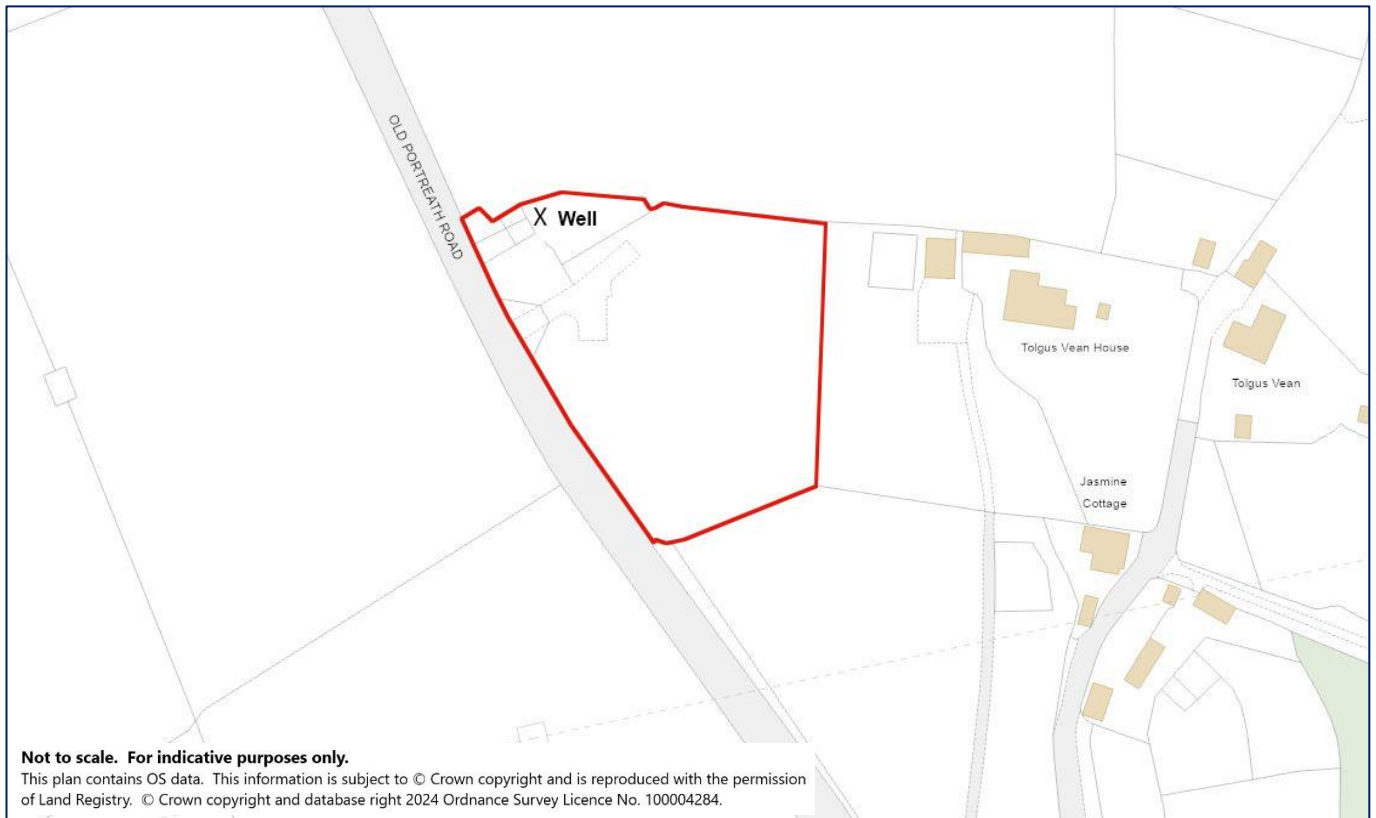
4 South.
1 : 100



1 Ground Floor
1 : 100



2 First Floor
1 : 100



SERVICES

There are no mains services on site, although there is a well on the north-east side of the cottage in the garden covered by a sheet of wood. Please exercise extreme caution. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

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

DIRECTIONS

At the Avers junction heading west on the A30, take the exit for Redruth and Porthtowan. Follow the A3047 to the roundabout at Aldis and take the third exit signposted Redruth, A3047 and Portreath. At the bottom of the hill, take the right hand turning at the roundabout signposted Portreath, shortly after which turn right again signposted Portreath. Take the next left before Jen's Diner onto the Old Portreath Road. The property will be found along this road on the right hand side, identified by a Lodge & Thomas for sale board.