

LODGE & THOMAS

ESTABLISHED 1892

Garage & Garden to the rear of 28 & 28A Park Road, Camborne, Cornwall TR14 8QD



A single garage together with a long garden in the centre of the town.

Possible development potential (subject to consent) and certainly of use to nearby properties lacking in storage and outdoor space.

Guide Price: £25,000 Freehold

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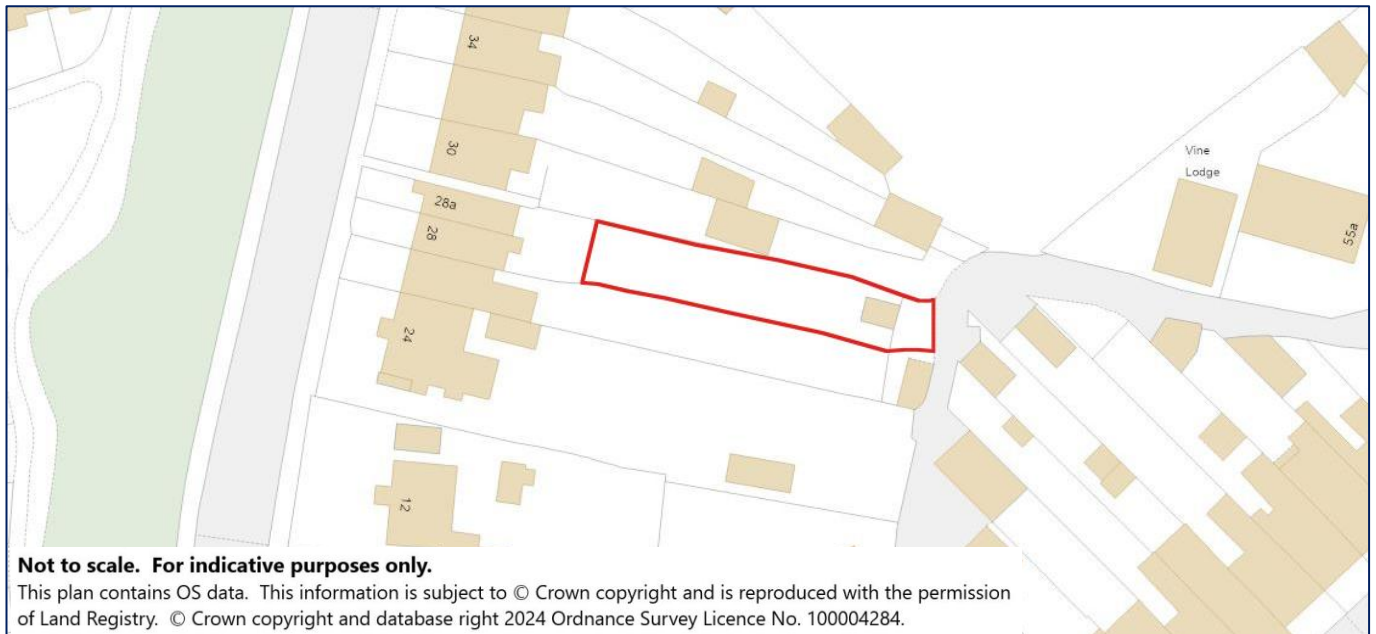
Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

The site is accessed via Roskear Road from which a narrow vehicular track gives access to a number of dwellings and their associated amenity spaces. It is located in the very heart of the town, within a short walk of daily amenities and is surrounded by dwellings.

The Land

The site comprises a single garage (approx. 4.35m x 2.55m) together with a strip of garden (approx. 30.3m x 5.1m) to the rear. A gravelled area to the front of the garage forms part of the site but is not suitable for use as a parking space as a neighbour has a vehicular right of way over this area in order to access their own garage. There may be some potential to convert or replace the garage into a dwelling (subject to consent), but even as it is the site will no doubt be of appeal to neighbouring properties – particularly those lacking in amenity and storage space.



Services: None connected. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way: The owner of the garage to the south benefits from a vehicular right of way across the gravelled area in front of this garage to access their own garage. 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: Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722
Email: property@lodgeandthomas.co.uk

Directions: It is advisable to approach the site on foot in the first instance. Approximately half way along Roskear Road turn into the unmade lane between numbers 53 and 55 and the garage and garden can be found at the end of this lane identified by a Lodge & Thomas for sale board.

[what3words///fishery.finer.curtains](https://www.what3words.com/fishery.finer.curtains)

