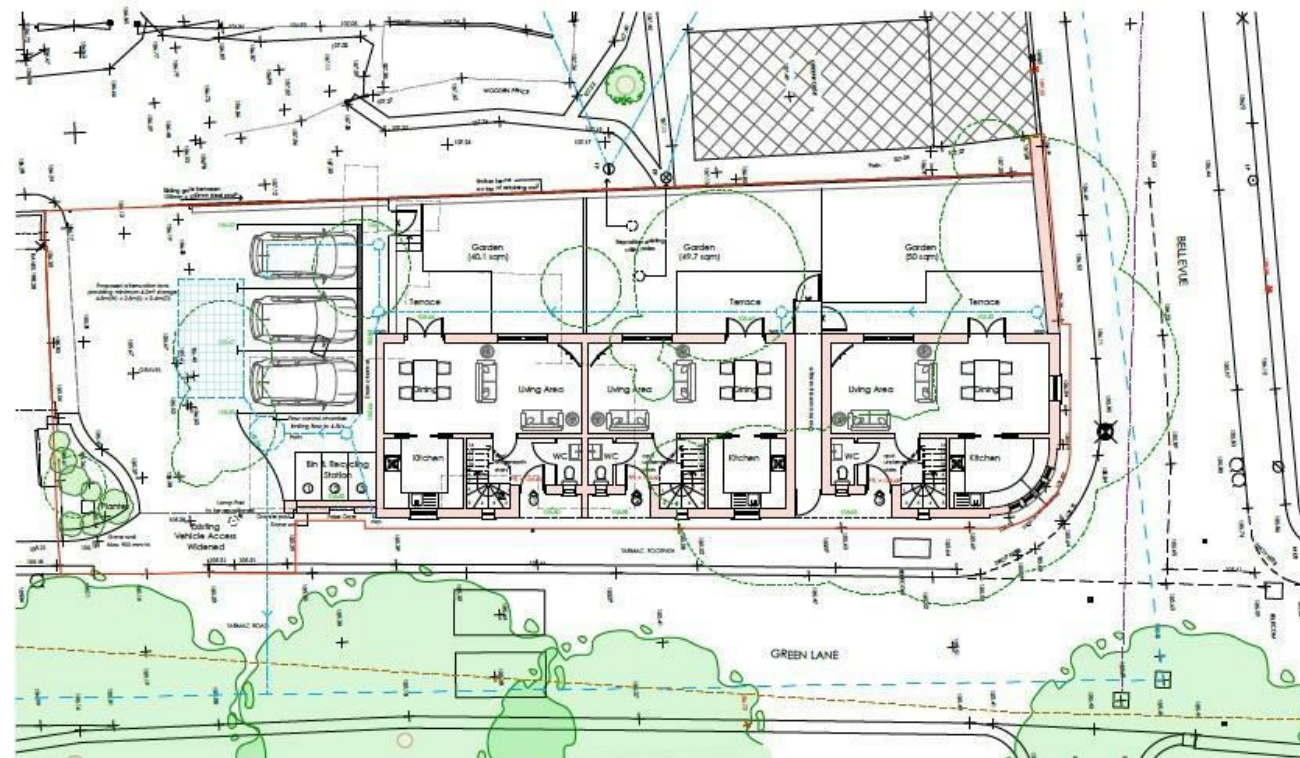


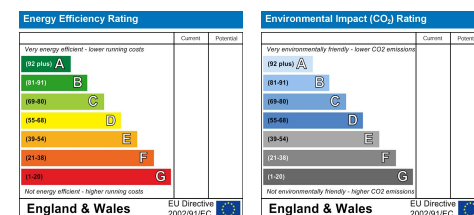
GREEN LANE, REDRUTH



KEY FEATURES

- Development Site
- Attractive Location
- Three 3 Bed Houses
- Parking
- Viewing Essential
- Planning For Three Houses
- Close To Town Centre
- Enclosed Gardens
- Architect Designed
- Rare Opportunity

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that: (a) 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 intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



GREEN LANE NURSERIES, 50 GREEN LANE, REDRUTH, TR15 1LH UNIQUE DEVELOPMENT OPPORTUNITY CLOSE TO THE TOWN CENTRE

Conditional planning permission for the construction of three individually designed houses in a very pleasant residential area and within a short walk of the town centre and the main line railway station. Planning permission granted in 2017 for the demolition of the existing vacant shop, construction of a terrace of three dwellings and formation of on site parking for three vehicles. A rare opportunity. Further information available from the sole agents.

GUIDE PRICE £210,000

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GENERAL COMMENTS AND LOCATION

This is an exciting and very a rare opportunity to purchase a development site with detailed planning consent for three brand new properties in a very pleasant residential area close to the town centre and surrounded by attractive period homes. Planning permission was granted by Cornwall Council on the 27th of December 2017 for the demolition of existing vacant shop, construction of a terrace of three dwellings, widening of existing vehicular access and formation of on site parking for three vehicles. The architects have designed a scheme of three very attractive houses that compliment the site with detailing such as natural slate roofing, granite lintels and quoins and rendered elevations. The site has excellent frontage to Green Lane of about 26 meters and each dwelling will have a private parking space, individual bin and recycling stores and private enclosed gardens. A pleasant and well thought out feature by the architect is the undercover passageway that provides access to the rear for two of the houses thus avoiding any rights of way through the rear gardens that are often found in a terrace. The development has begun - "drainage has been installed*."

The houses will all have three bedrooms, large lounge/dining room, fitted kitchen, downstairs w.c. and

first floor bathrooms. The house located on the southern end is slightly larger with an en-suite shower room to the master bedroom and feature corner windows which will afford plenty of natural light and adds an interesting design feature to the terrace.

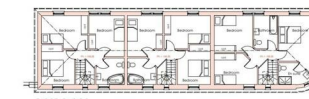
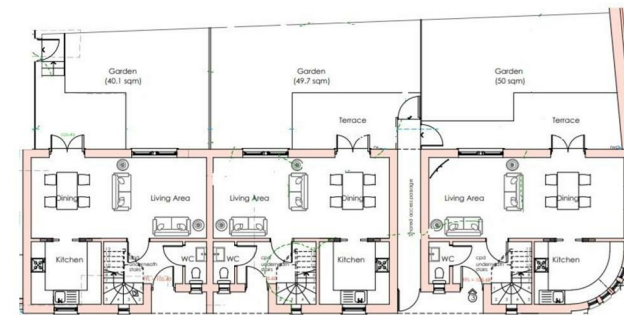
The town of Redruth offers a selection of facilities for everyday needs whilst the city of Truro with its Cathedral and fine shopping centre is about nine miles away. Redruth railway station is within walking distance with regular services to Truro and is a main line railway link to London (Paddington).

PLANNING CONSENTS

Planning permission was granted by Cornwall Council, Application No. PA17/10409 (for the demolition of existing vacant shop, construction of a terrace of three dwellings, widening of existing vehicle access and formation of on site parking for three vehicles). Subject to the following conditions.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.



Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

This condition has been satisfied - The development has begun - private drainage installed.

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no development within Classes A and E of Part 1 of Schedule 2 to the said Order shall be carried out without an express grant of planning permission, namely:

- The enlargement, improvement or other alteration of the dwellinghouse;
- and
- The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure.

Reason: In the interests of the amenities of the occupiers of adjoining dwellings/visual amenities of the area, and in accordance with policies 12, 13 and 23 of the Cornwall Local Plan Strategic Policies 2010-2030.

4. Before any of the development hereby permitted is brought into use, the initial 5m of the access shall be formed of a permeable and consolidated material. The access shall not thereafter be obstructed or used for any other purpose.

Reason: To ensure adequate access off the adjoining highway and in accordance with policy 13 of the Cornwall local Plan Strategic Policies 2010-2030 and the aims and intentions of paragraphs 32 and 35 of the National Planning Policy Framework 2012.

5. The surface water drainage systems shall be provided in accordance with recommendations of the Critical Drainage Area, Flood Risk Assessment undertaken by Engineering and Development Solutions Ltd and dated 25 October 2017. The Developer must inform the Local Planning Authority of any variation from the details provided and agree these in writing before such variations are undertaken.

Reason: To avoid flooding and in the interests of water quality and the amenities of future occupiers, in accordance with the aims and intentions of policies 13, 16 and 26 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraphs 17, 103 and 109 of the National Planning Policy Framework 2012.

DIRECTIONS

From the main A30 trunk road heading west from the Truro direction take the exit signposted to Redruth and Porthtowan. At the Avers roundabout take the 2nd exit onto Close Hill and this will join North Street and over the next roundabout into Green Lane. At the roundabout take the second exit and the site is located on the left.

