

Building Plot At Goonhavern, Engelly Road,
Goonhavern, Truro, Cornwall, TR4 9NN

Well situated residential building plot on the edge of
Goonhavern

Truro 6 miles Newquay 6 miles Perranporth 3 miles

- 4 Bedroom House • About 2,465 sq ft (gea) • Plus
- Garage • Garden • Rural Views • Services Nearby • Good Position •

Guide price £185,000

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SITUATION

The building plot is situated on the southern edge of Goonhavern. Goonhavern is a popular village which includes a public house/restaurant with beer garden, primary school, bus service, garden centre and general convenience stores, all of which are supplemented further by the coastal town of Perranporth about three miles to the north which is renowned for its three-mile stretch of sandy surfing beach. The cathedral city of Truro is about six miles to the south and Newquay about six miles to the north-east.

TOWN AND COUNTRY PLANNING

The building plot forms part of a Detailed planning permission which was granted by Cornwall Council on 14th December 2017 (application no. PA16/11885) for the erection of two open market and two affordable dwellings with associated works. Copies of the decision notice and all associated planning documentation are available from Stags' Truro office upon request or can be viewed on the Cornwall Council online planning register (www.cornwall.gov.uk).

DESCRIPTION

The approach to the site is directly from Bridge Road. The current planning permission allows the erection of a spacious and contemporarily designed detached residence of about 2,465 sq ft (gea and excluding the garage) and includes:-

GROUND FLOOR

Reception Hall, Living Room, Kitchen and Dining Room, Utility Room and WC. Integral Garage.

FIRST FLOOR

Landing with Study Area, Master Bedroom and En Suite Shower Room, 3 Bedrooms and Family Bathroom.

TENURE AND POSSESSION

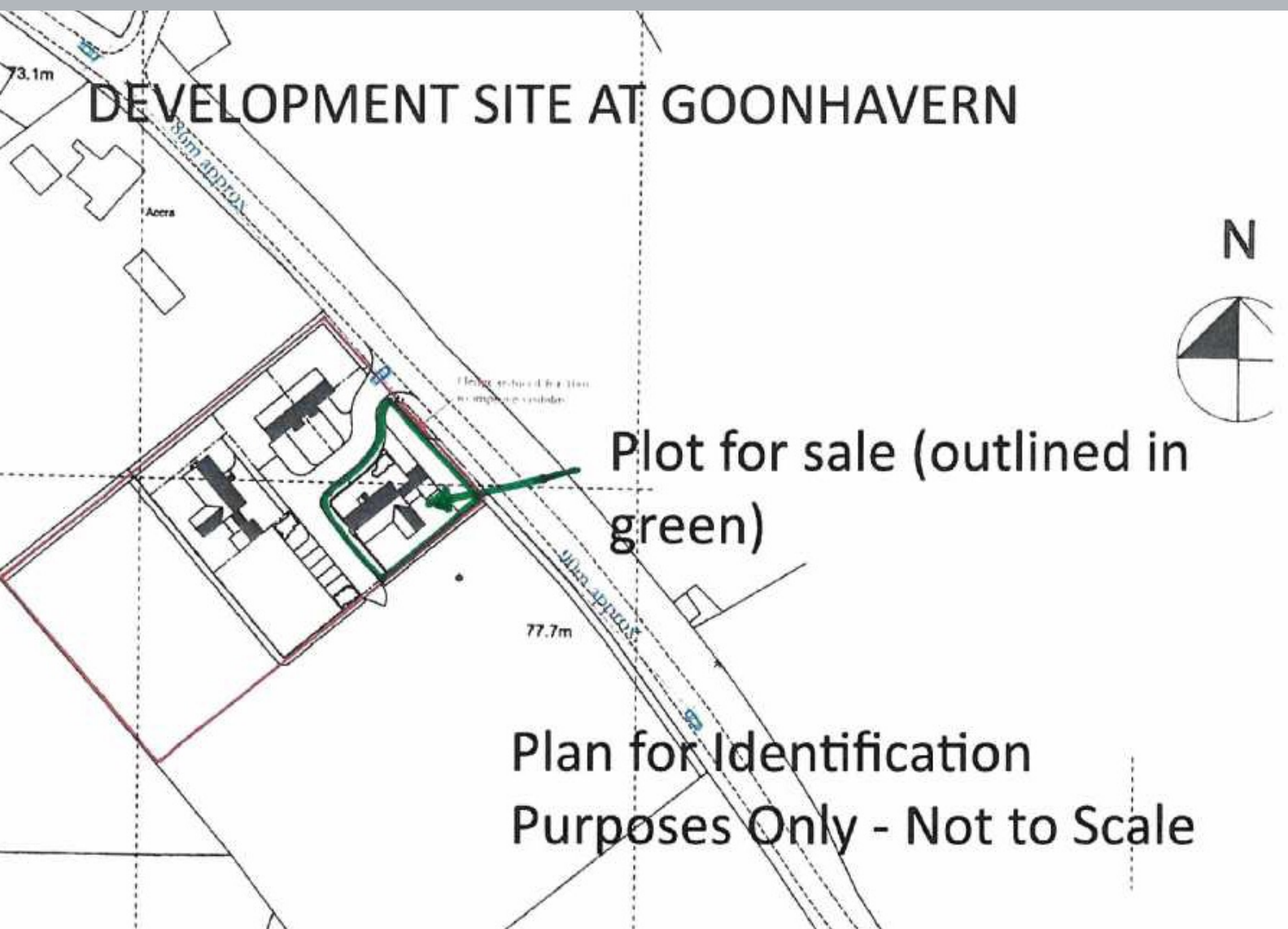
Freehold with vacant possession.

METHOD OF SALE

The development site at Goonhavern is offered for sale by private treaty.

ACCESS ROAD

The vendor will be responsible for putting in the access road to the site.



BOUNDARIES

The plot is pegged out on the ground. The purchaser to erect their own garden/plot boundaries.

SERVICES

MAINS WATER

The availability of mains water has not been checked or tested with South West Water Plc. The Vendor to be responsible for laying a mains water pipe from the mains distribution pipe to a stop-cock near the site. The Purchaser to contribute 25% of the cost of the same. The Purchaser to be responsible for final connections at both ends.

MAINS ELECTRICITY

There are overhead electricity cables which cross the site. The Vendor to be responsible for arranging with Western Power Distribution for realignment of the same underground, and upgrading the transformer. The Purchaser to contribute 25% of the cost of the same.

The availability for connection to mains electricity has not been checked with Western Power Distribution. There is an electricity pole situated on the edge of

the site. The Purchaser to put in their own electricity supply to the plot at own expense, being an underground supply along a route to be agreed with the Vendor.

DRAINAGE

The Purchaser to install their own private drainage system at own expense at a location/position to be agreed with the Vendor.

MANAGEMENT COMPANY

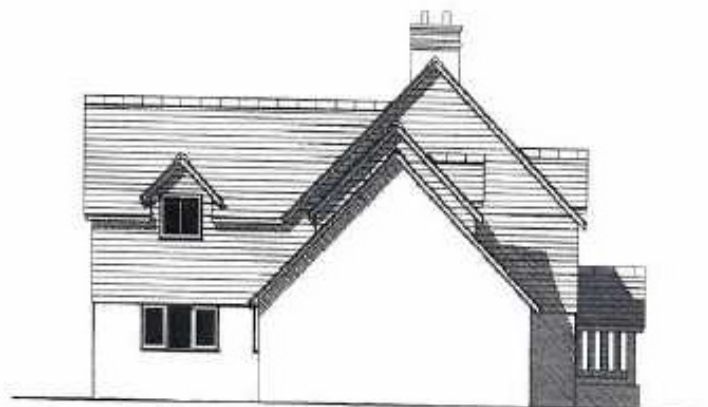
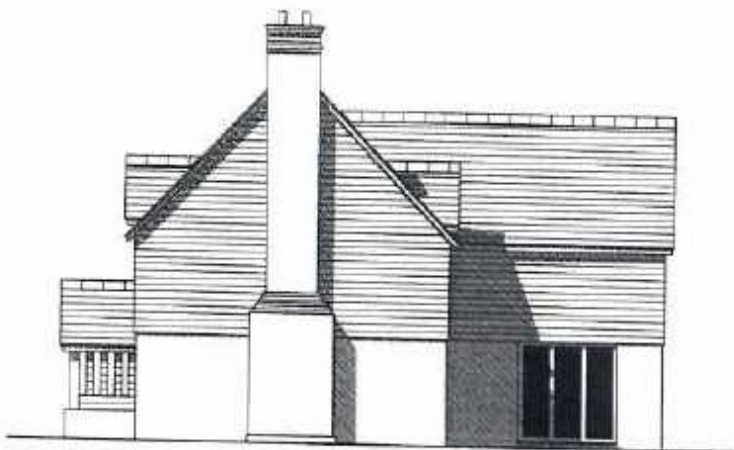
Subject to legal advice, it is anticipated that a Management Company will be established in respect of future communal areas.

VIEWING

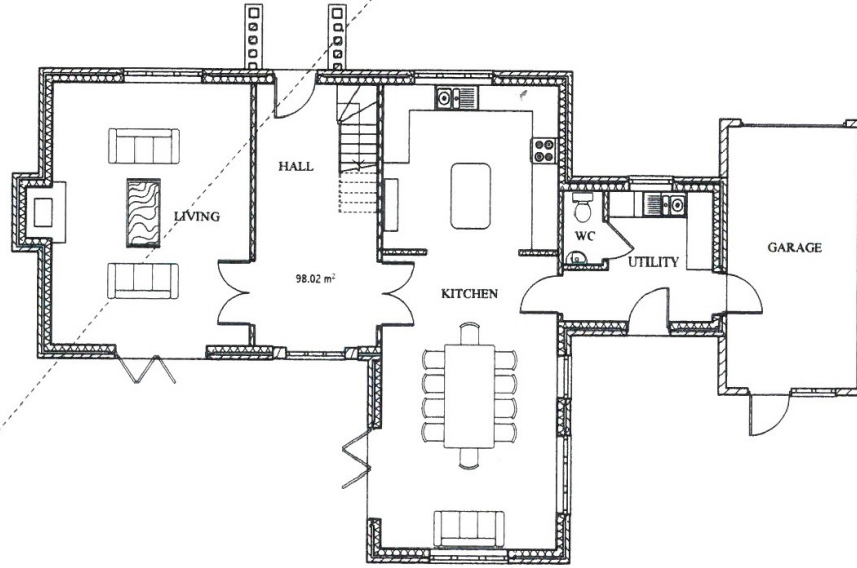
Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

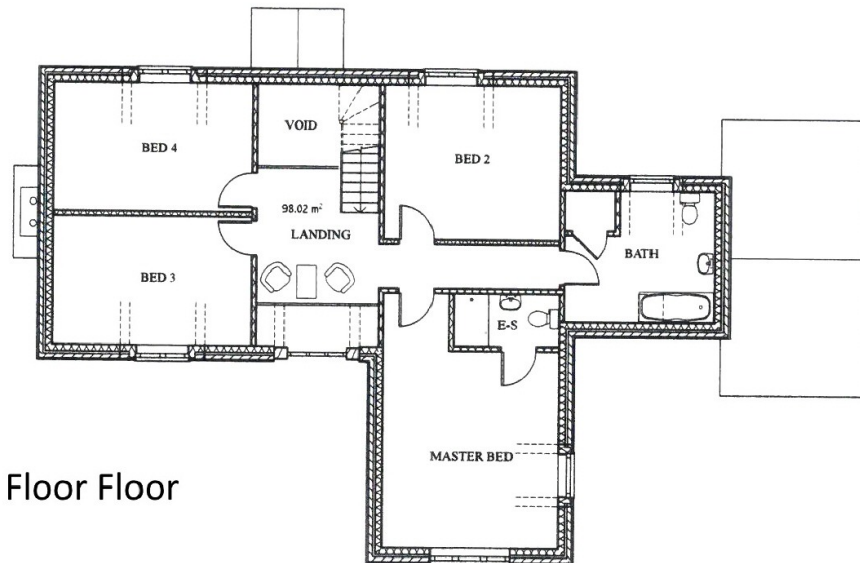
From the general convenience stores in Goonhavern, take Bridge Road south eastwards towards Truro. After a few hundred yards where the road divides, bear to the left. The building plot will be found on the very edge of Goonhavern on the right-hand side after about a further 400 yards.



DEVELOPMENT SITE AT GOONHAVERN OPEN MARKET DWELLINGS



Ground Floor



Floor Floor

Plan for Identification Purposes Only - Not to Scale



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