

WALLED GARDEN, LAND NORTH OF CLINTON FORGE, CLINTON ROAD, REDRUTH, TR15 2LW



- SINGLE PLOT
- PLANNING FOR 3 BED HOUSE
- GARDEN & PARKING
- VERY POPULAR AREA
- TUCKED AWAY
- HANDY FOR TOWN

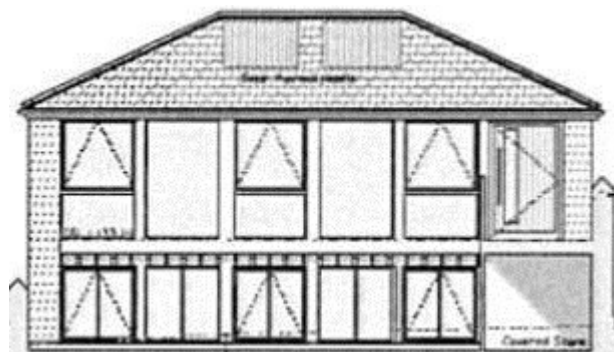
GUIDE PRICE £69,500

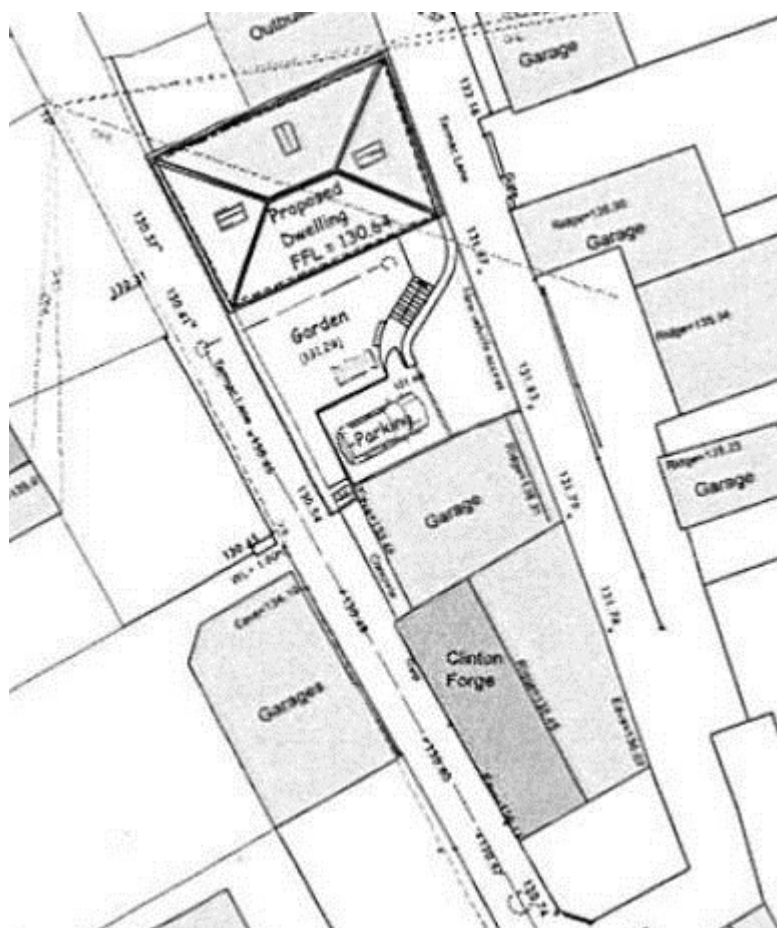
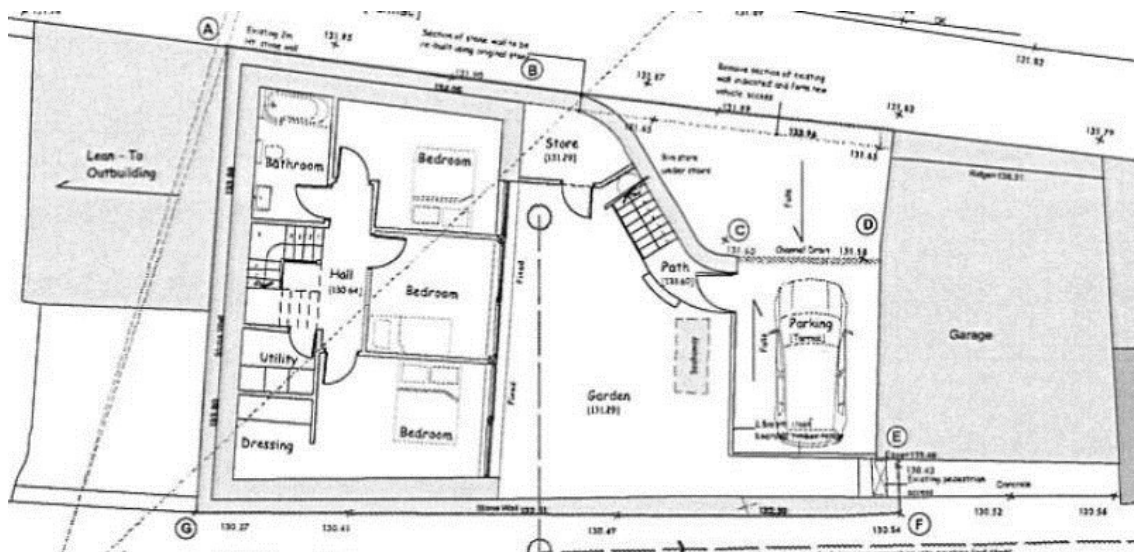
Plots such as this in the most popular area of Clinton and Albany Road do not often become available and this really should be given your consideration. Planning permission has been granted under application no. PA16/04966 for the erection of a detached dwelling with parking facilities and gardens. The approved design will provide a very light and airy house being reverse level with three bedrooms on the ground floor and the lounge, diner and kitchen on the first floor taking advantage of any views. Permission was granted on the 26th July 2016 and the drawings and designs were prepared by Charles Green Design and are available on our website or indeed in the branch.

Tucked away between Albany and Clinton Road and probably formerly the walled garden of a property in Clinton Road, it is within some five hundred yards of Bond Street with local facilities and a small distance further to both the railway station and the town centre.

NB. There is a piece of land adjoining the walled garden and the owner has intimated that he may be prepared to sell this to the purchaser of the plot. For further details, please contact us.

DIRECTIONS From our office proceed through Penryn Street and turn left at the lights into Station Hill. Take the next right under the iron bridge into Bond Street and at the end of this road bear left into Heanton Terrace by St Andrews Church. At the back of the church there is a small service road to the right, take this and the plot will be found on the left hand side after a garage block.





These property details are set out as a general outline and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only.