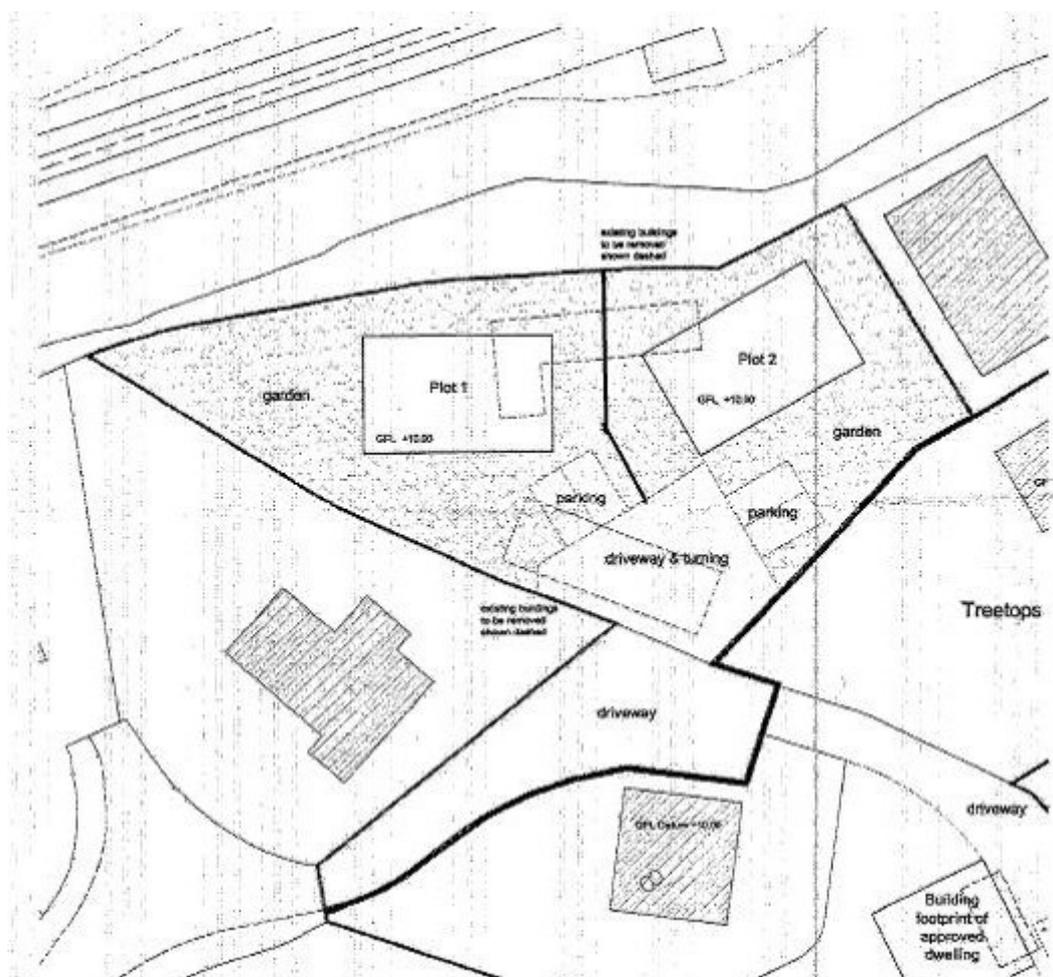


## BUILDING PLOTS 1 & 2, ADJOINING 8 TREVINGEY PARC, REDRUTH, TR15 3BZ



- TWO QUALITY PLOTS
- FINE OPEN OUTLOOK
- GENEROUS PROPORTIONS
- SERVICES AVAILABLE
- ACCESSED VIA A CUL-DE-SAC
- POPULAR AREA

**PLOT 1 - GUIDE PRICE £125,000**

**PLOT 2 - GUIDE PRICE £115,000**

Situated in a corner cul-de-sac location, this presents an unusual and excellent opportunity to acquire a building plot of generous proportions.

Plot 1 has approximate land sizes of 35m x 20m average and Plot 2 is an average of 25m x 20m. Please note that these dimensions have been taken from a scaled plan and must be taken as being approximations only.

Approached via a driveway, there is a communal turning area leading to two parking spaces for each dwelling. Plot 1 is roughly triangular and Plot 2 is more square.

The shared driveway with the adjoining property has a gravelled area and the vendor has informed us that this could be used to bring a water supply from the cul-de-sac to the dwellings. He also informs us that mains sewage is available from a choice of two locations, one being gravity and the other being pumped. Gas and electric are on site.

Planning permission was granted under application no. PA17/08453 on the 14th February 2018. Details of the grant and conditions are available on either our website or the local authority website and we would ask that you please read the full schedule. This obviously is an outline planning application only and therefore the purchaser has the choice of acceptable designs for the properties.

In our opinion, this would be an excellent opportunity for a generous family bungalow and there are views to Carn Brea castle and monument. Trevingey Parc is a favoured cul-de-sac in a good part of Redruth, being close to the very historic church and surrounds at St Uny.

Some time ago, we had building plots near this particular site and this created a lot of interest, from particularly local people.

A choice is given to purchase one or perhaps both plots if required and we strongly recommend an inspection to fully appreciate what could be created here.

**DIRECTIONS** From our office in Redruth proceed through West End and turn left into Coach Lane. At the head of Coach Lane bear right into Trevingey Road and take the turning right leading to Trevingey Close and then through to Trevingey Parc. At the top bear left and continue to the end where you will see a For Sale board.

Please contact our office for viewing arrangements.



These property details are set out as a general outline only 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.