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Land north of 11 Parcandowr, Grampound Road, Truro, Cornwall TR2 4TY
*GUIDE PRICE £80,000+



A parcel of land with planning permission in place for a four bedroom detached house to include vehicular access, set in the village of Grampound Road, Truro.

DESCRIPTION

A residential building plot with detailed planning permission for a four bedroom detached house, which includes a kitchen/breakfast room, lounge/diner, ground floor cloakroom and a family bathroom to the first floor, associated gardens and parking. Further information can be found on the Cornwall Council planning portal under the reference number PA17/07067..

LOCATION

The village of Grampound Road lies between St Austell and Truro with a good range of local services including a Post Office, local shop, primary school (rated good to outstanding) plus a recreation ground. There is a regular bus service to both the city of Truro and St Austell, offering a far wider range of business, educational and shopping facilities.

PROPOSED ACCOMMODATION

Ground Floor Entrance hallway, cloakroom, kitchen breakfast room and lounge diner with rear access.

First Floor Four bedrooms with a master ensuite shower room, and a family bathroom.

Outside Garden area.

PLANNING INFORMATION

A Grant of Conditional Planning Permission was granted on the 4th of September 2018, for 'the erection of a dwelling, including formation of a vehicular access' under the reference PA17/07067. For information on developing the site, please enquire with the planning department of Cornwall Council on 0300 1234 151. Any interested parties should make and rely on their own investigations.

EPC

Energy Efficiency Rating – Exempt

AUCTION VALUER

Lucy Fuller.

VIEWING ARRANGEMENTS

At any reasonable time and at the viewers own risk, or by prior appointment with Countrywide Property Auctions 01395 275691.

