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Land adj to Swanpool Court, Swanpool, Falmouth, Cornwall TR11 5BG

*GUIDE PRICE £150,000+



A parcel of land with planning permission in place for a detached residence, set in close proximity to Swanpool Beach in Falmouth.

DESCRIPTION

A parcel of land with planning for a detached dwelling under the reference PA18/01384. Development close by is under way with major home builders, offering residences in the area from two to four bedrooms. The completed build with the current plans would offer two storey living accommodation with three bedrooms, master en-suite, family bathroom, lounge, kitchen diner and utility room.

LOCATION

Swanpool is a district in the popular town of Falmouth, on the south coastline of Cornwall, well known for its secluded beach, small lake and restaurants, whilst also being within easy reach from the centre of Falmouth. Regular transport links run throughout the area linking to other towns such as Truro and Penzance.

PROPOSED ACCOMMODATION

Entry Floor Master bedroom with en-suite shower room and patio, two further bedrooms and family bathroom.

First Floor Lounge with patio off, cloakroom, utility room and kitchen/diner with patio off.

LAND INFORMATION

The land is in position 50.1400 lat/-5.0787 long when using smart map technology.

PLANNING

A Grant of Conditional Planning Permission was granted on the 20th December 2018, for 'The construction of dwelling', under the reference PA18/01384. 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

For enquiries please contact Miller Countrywide Falmouth 01326 318181. General enquiries Countrywide Property Auctions 01395 275691.

