

LOT
23

Land adjacent 7a Babis Farm Row, Saltash, Cornwall PL12 4TQ

*GUIDE PRICE £17,500+



A residential building plot with planning permission in place for a two/three bedroom detached house, garden and parking.

DESCRIPTION

An opportunity to acquire a residential building plot with planning permission already in place for a 2/3 bedroom detached house, master en-suite and additional home office/study/bedroom 3 to the first floor. The property will have the benefit of a rear garden and a parking space, with phase 1 and phase 2 reports already completed.

LOCATION

St Stephens is an established residential area with a primary school, public house and church, located on the outskirts of the popular town of Saltash, often known as The Gateway To Cornwall. The town centre offers a variety of shops, doctors dentists surgeries, library, leisure centre and train station all a short distance away, with regular bus services to the local surrounding areas and transport links to Devon and Cornwall along the A38 corridor.

PROPOSED ACCOMMODATION

Ground Floor Entrance hall, lounge, kitchen/diner, cloakroom and store.

First Floor Landing with access to the elevated rear garden. Master bedroom with en-suite shower room, bedroom two, home office/study/bedroom 3, family bathroom.

Outside The garden area lies predominantly to the rear of the property with a parking space to the front elevation.

PLANNING

A Grant of Conditional Planning for 'Erection New Dwelling' was issued by Cornwall Council Planning Department, under application number PA16/07318, on the 10th October 2016. Interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

EPC

Energy Efficiency Rating – Exempt

AUCTION VALUER

Wendy Alexander

VIEWING

At any reasonable time during daylight hours and at the viewer's own risk. General enquiries Countrywide Property Auctions 01395 275691.

