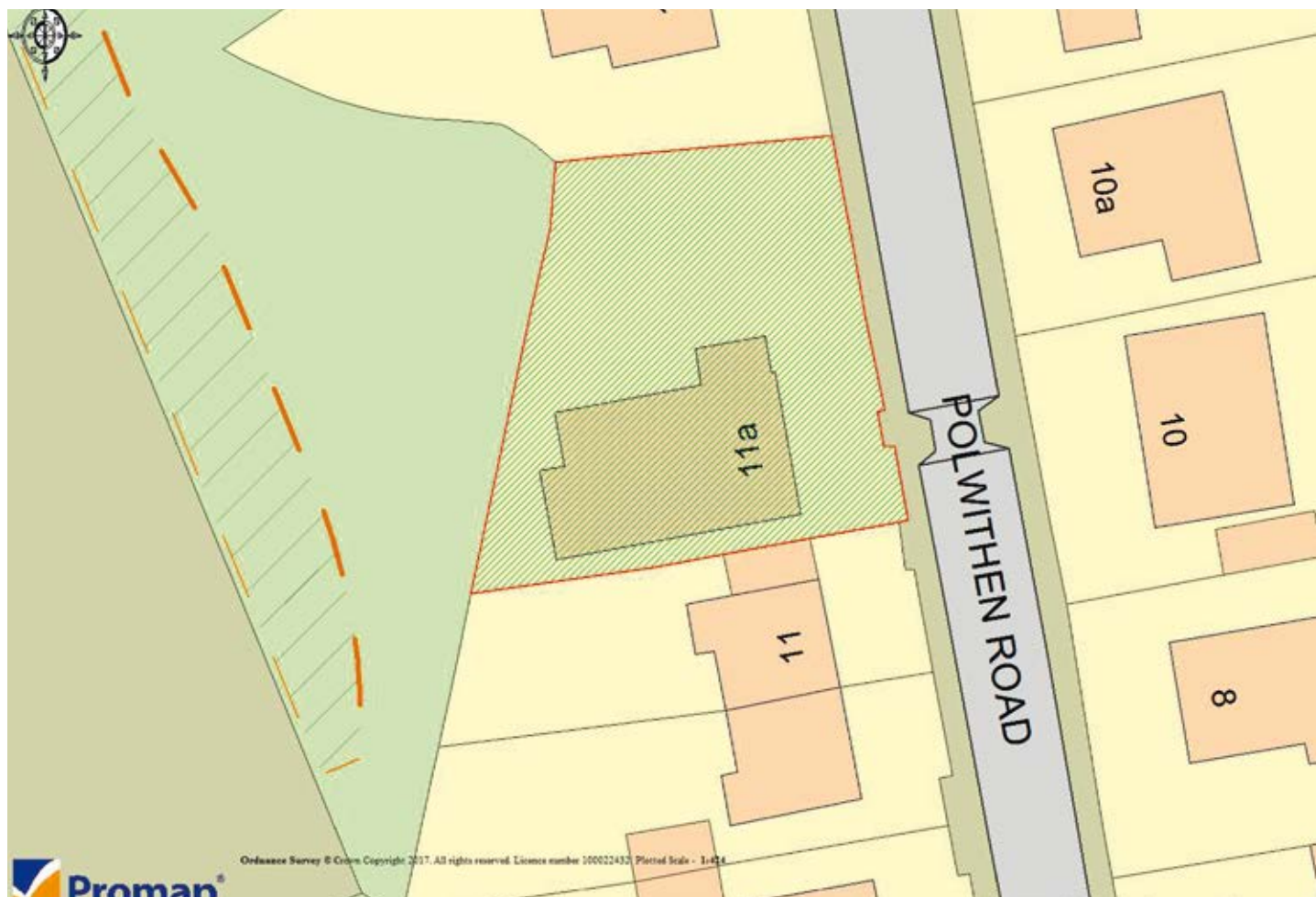


LOT  
14

Land north of 11 Parcandowr, Grampound Road, Truro, Cornwall TR2 4TY  
\*GUIDE PRICE £20,000–£30,000



A plot of land situated at the head of an established residential cul-de-sac in a popular village location.

#### LOCATION

Grampound Road is a thriving village with a range of facilities and amenities located between the Cathedral City of Truro and St Austell. The village itself has a post office, general store, primary school, public house, cricket pitch with social club. There are further facilities and amenities in the nearby villages of Grampound and Probus.

#### DESCRIPTION

A parcel of land in an established residential cul-de-sac location, lying to the North of number 11 Parcandowr. The land offers the clear potential, subject to any requisite consents, for residential development upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

#### EPC

Exempt

#### AUCTION VALUER

Wendy Alexander

#### VIEWINGS

At any reasonable time and at the viewers own risk, or by prior appointment with Countrywide Property Auctions 0151 734 7509 (Monday – Friday); Miller Countrywide Truro 01872 225225 (Weekends).