



DEVELOPMENT PLOT, REAR OF 2-4 SOUTHGATE STREET, REDRUTH, TR15 2LU

An enclosed site, with gated access, situated in a predominantly residential area of Redruth. There is a builders store on site, which has an area of significant hard standing and Planning Consent has been granted to create a well proportioned two-bedroom bungalow under reference no: PA23/02152

- **DEVELOPMENT PLOT**
- **0.02 HECTARES (0.06 ACRES)**
- **PLANNING PERMISSION GRANTED FOR A SINGLE DWELLING**
- **EASILY ACCESSIBLE SITE**
- **SAT WITHIN A SECURE GATED COMPOUND**
- **AUCTION DATE 20 MARCH 2024**
- **EPC N/A**

AUCTION GUIDE: £55,000 - £65,000 plus fees

FOR SALE VIA AUCTION

For sale via auction 20th March 2024, for full information please visit <https://www.cliveemson.co.uk/>

LOCATION:

The site is situated towards the south of Redruth, near the popular residential areas of Clinton Road and Falmouth Road and close to Carn Marth.

PREMISES:

An enclosed site, with gated access, situated in a predominantly residential area of Redruth. There is a builders store on site, which has an area of significant hard standing and Planning Consent has been granted to create a well proportioned two-bedroom bungalow under PA23/02152.

PROPOSED ACCOMMODATION:

Ground Floor :Entrance hall, open-plan living room/kitchen, two bedrooms and bathroom/W.C.

Outside: Terrace and garden. Off-road parking for two vehicles.

SITE MEASUREMENTS:

0.02 hectares (0.06 acres).

VAT:

All the above prices/rentals are quoted exclusive of VAT.

TENURE:

Freehold with Vacant Possession.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
Western Power: 0845 601 2989
South West Water: 0800 169 1144

ENERGY PERFORMANCE CERTIFICATE:

An EPC is not required for this property.

AGENTS NOTE:

This property lies within an area of historical mining activity, a copy of the mining report is available from the agents/will be contained within the auction pack.



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CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

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