



**MAP estate agents**  
Putting your home on the map

**Development site, Aga House,  
Scorrier Road, Redruth, TR16 5AA**

**Guide Price £650,000  
Freehold**



## Description

An exciting opportunity to acquire a development site for nine dwellings with associated amenity space. The proposed scheme is for two terraces of three properties, a pair of semi-detached properties and a detached property. This is a brown field site of approximately half an acre and will require the demolition of an existing house, alternatively (subject to any required consents) the house could be retained and refurbished with a smaller scheme being applied for. The development proposed requires a community infrastructure levy (CIL) which has been discharged by our vendor. Full details of the proposed development can be found on Cornwall Council Planning Portal reference PA21/10689.

## Location

Situated on the Truro side of Redruth, local shopping facilities are available nearby at Mount Ambrose and there is schooling for younger children at Treleigh with Redruth Senior School being within a mile. The town of Redruth offers an eclectic mix of both local and national shopping outlets, there is a mainline Railway Station which connects with London Paddington and the north of England and the A30 trunk road can be accessed within three quarters of a mile. Truro, which is the administrative and cultural centre of Cornwall is within nine miles and the south coast university town of Falmouth is within eleven miles.



### AGENT'S NOTE

Please be aware that the property on the site has mains water, mains gas and mains electric connected and there is private drainage at present using a septic tank. All mains services are believed to be in the road outside although this will need to be checked by any potential purchaser.

### DIRECTIONS

From Avers roundabout in Redruth, take the A3047 heading towards Scorrier and after passing the Treleigh Arms on your right hand side carry on along the road, crossing over the railway line and at the next mini-roundabout take the first exit left and the development site will be identified on the right hand side by our 'For Sale' board. If using What3words:- insect.rudder.clinking



## MAP's top reasons to view this home

- Brownfield development site
- Nine units in total
- One detached unit
- Pair of semi-detached units
- Two terraces of three units
- Community Infrastructure Levy discharged
- Potential to retain and refurbish existing house
- Located on the Truro side of Redruth
- All open market units
- No onward chain

01209 243333 (Redruth & Camborne)  
01736 322200 (St Ives & Hayle)  
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)  
01326 702333 (Falmouth & Penryn)  
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