



MAP estate agents
Putting your home on the map

**Land adjacent to The Ponderosa,
Tolgus Mount, Redruth, TR15 3TA**

£249,000
Freehold



Description

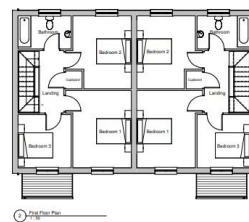
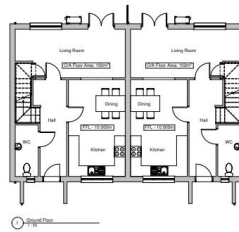
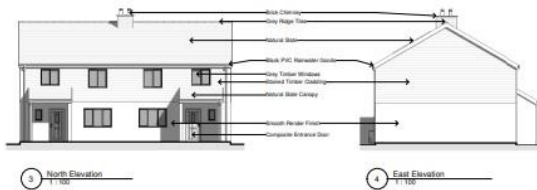
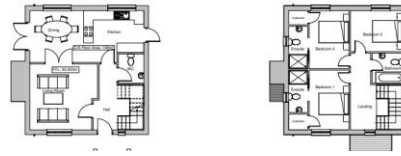
An exciting opportunity that it sure to attract a good deal of interest. Situated on the edge of a small hamlet within a no through road location, this is an exciting opportunity to acquire an attractive development site with the benefit of a conditional consent dated the 9th September 2022. This development is for an affordable homes led scheme with a pair of three bedroom houses discounted under a Section 106 Agreement and two detached three bedroom market houses. There are well-proportioned gardens, parking and the site enjoys a rural outlook. The Section 106 Agreement discounts the affordable sales to 45% of the market value which will be determined by a RICS surveyor when offered for sale. Full conditions for the development will be found on Cornwall Council Planning Portal reference PA21/01776.

Location

The rural hamlet of Tolgus Mount is within one and a half miles of Redruth and a similar distance from the village of Illogan. Redruth offers a comprehensive range of shopping outlets, there are banks, a Post Office and a mainline Railway Station with direct access to London and the north. Redruth School and the edge of town Tesco supermarket are within 0.7 miles. Truro, the administrative and shopping centre for Cornwall is within eleven miles, Falmouth, Cornwall's university town on the south coast, is eleven and a half miles away and Portreath on the north coast is three miles distant.

DIRECTIONS

From Avers roundabout take the A3047 heading towards Redruth School, at the first set of traffic lights turn right, continue along this road crossing over the A30 and then take the next right into Tolgus Mount where the site will be identified at the top of the road on the right hand side. If using What3words: infants.enjoy.claw



MAP's top reasons to view this home

- Rural development opportunity
- Affordable home led scheme
- Two detached market houses
- Pair semi-detached s.106 houses
- s.106 price discount of 55%
- Superb rural outlook
- Ideal for builder/developer
- Cornwall planning reference PA21/01776
- No through road location

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

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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