



LAND AT CROWN MINE, ST DENNIS

OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED: AFFORDABLE HOUSING DEVELOPMENT OF 9 DWELLINGS. OTHER USES ARE POSSIBLE SUBJECT TO PLANNING

Offers in the Region of £60,000

www.jefferys.uk.com





RICS rightmove



OFFICES AT ST AUSTELL • LOSTWITHIEL • LISKEARD

Land East of Crown Mine St Dennis Cornwall PL26 8DL Price: ORIO £60,000 Freehold

Situated between Whitemoor and St Dennis, this 1.82 acre (0.73 hectares) development site for affordable housing. Other uses are possible subject to obtaining planning permission. Please note that the footpath indicated within the planning consent is not part of the sale.

We are pleased to offer for sale this level parcel of land with Outline Planning Permission for nine affordable houses with off-road parking. The Planning Application No. PA18/11306 is available to view online at the Cornwall Planning Register.

The Planning Permission will provide consent for the following:

- One detached two bedroom bungalow.
- Two detached four bedroom houses.
- One detached three bedroom house.
- A pair of three bedroom semi-detached houses.
- A terrace of three, two bedroom houses.

Purchasers should make their own enquiries regarding the services and possibilities of acquiring the footpath should the above development go ahead.

Externally, there is scope for off-road parking and front and rear gardens.

SERVICES

Purchasers should make their own enquiries with the utility companies about connections.

CONDITIONS OF SALE

- The mineral rights for this property will be reserved for the Sellers.
- Normal British Telecom and Western Power Distribution apparatus reservations.

- The buyer will contribute the sum of £1,700 plus VAT to the seller's legal and agent's costs
- The land may be affected by Imerys pipelines and cables. Imerys therefore reserve access rights if necessary in the future.

PLEASE NOTE

There is no CIL Tax to be paid.

VIEWING

Strictly by prior appointment with the Vendors Agents – Jefferys - Tel: 01579-342400

DIRECTIONS

From the village of Whitemoor, heading towards Nanpean, turn right towards St Dennis where the site will be found on your right hand side after approximately ¹/₄ of a mile.



St Austell 18 Duke St, St Austell PL25 5PH 01726 73483 staustell@jefferys.uk.com Lostwithiel 5 Fore St, Lostwithiel PL22 0BP 01208 872245 lostwithiel@jefferys.uk.com

Liskeard 17 Dean St, Liskeard PL14 4AB 01579 342400 liskeard@jefferys.uk.com



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Properly are based on information supplied by the Seller. The Agent has not had sight of the tille documents. A Buyer is advised to obtain verification. There is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Properly are based on information supplied by the Seller. The Agent has not had sight of the tille documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by garparate negotiation. Buyers must heck the availability of any property and make an appointment to view before embarking on any journey to see a property .IN ACCRDANCE WITH GDPR (GENERAL DATA PROTECTION REGULATION) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jeffery's is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.