



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

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**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

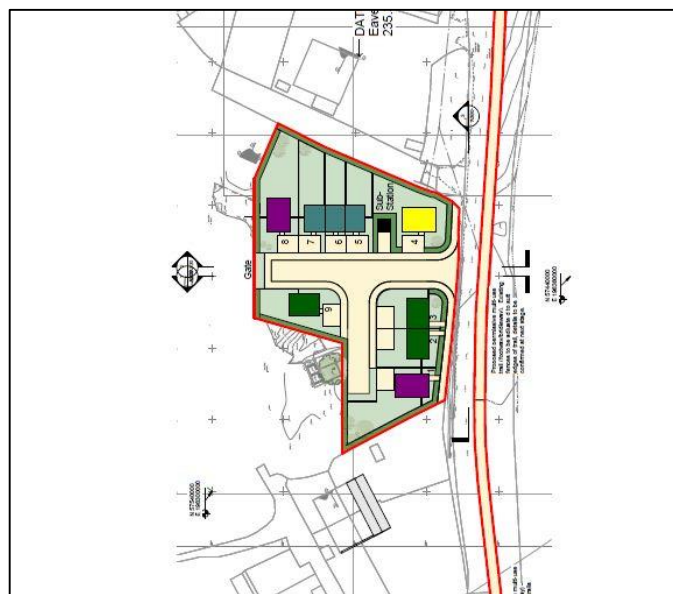
There is no CIL Tax to be paid.

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 ¼ of a mile.



St Austell

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