



## FORMER BUGLE SCOUT HUT

**A REASONABLY LEVEL SITE WITH OUTLINE PLANNING PERMISSION FOR THREE DETACHED HOUSES. THE TOTAL SITE MEASURES 0.58 ACRES**

**GUIDE PRICE: £220,000**

## Bugle Scout Hut Bugle Cornwall PL26 8PZ

**GUIDE PRICE: £220,000.**

This land is being offered to the market as a small development but could potentially be used as a commercial site. The former scout hall would need to be demolished to facilitate development of the third plot.

The land has easy access and is a short distance from the centre of Bugle.

Each plot will be very spacious with the exact boundaries to be flexible should the purchase of one plot be required. The development offers spacious family homes with large gardens.

Two separate outline planning applications have been made on this site. Further details can be obtained from the Agents or planning site.

PA21/06235 - Outline planning permission with all matters reserved up to 2 dwellings Garages and associated works.

### FORMER SCOUT HALL

Of concrete block and corrugate plastic coated steel roof cover. – not inspected internally.

PA22/09574 - Outline Planning Permission with all matters reserved for proposed new dwelling, with garage and driveway, landscaping and associated works.

### LOCATION

The land is positioned a short distance from the centre of Bugle.

### SERVICES

No enquiries have been made by the selling agents in recent times. Purchasers should make their own enquiries with the utility companies about any service connections. Main water, electric and drainage appear to be connected to the former scout hut.

### TENURE

The land is freehold and will be offered with vacant possession upon completion.

### WAYLEAVES/EASEMENTS

The property is offered subject to, or with the benefit of all wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

### PLAN

The Ordnance Extract shown on these particulars is believed to be correct. However, it is not to scale and is to be used for identification purposes only. The land is shown edged red on the attached plan.

### CONDITIONS

The Conditions of Sale include the following provisions –

1. The seller's normal mineral reservation which will allow the 3 dwellings to be built.
2. Normal British Telecom and Western Power Distribution apparatus reservations.
3. The buyer to accept the property as found.
4. The buyer will contribute the sum of £1,800 plus VAT to the seller's legal and agent's costs and the usual reimbursement of the cost of the Searches in relation to the sale.
5. The land may be affected by Imerys pipelines and cables. If so, Imerys may reserve access rights if necessary for the future.

### VIEWING

Strictly by prior appointment with the vendors agents – Jefferys tel: 01579-342400

### WHAT3WORDS

Crowds.spun.continued

### DIRECTIONS

From the A30 proceed straight over the cross roads in Bugle. Take the right hand turn after the Cansmerry housing estate. The scout hut will be found on your left hand side at the end of the track.

#### 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

ESTABLISHED 1865  
**Jefferys**