



Whitehall | Scorrier | Redruth | TR16 5BB

Offers Around £325,000



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TREMENDOUS DEVELOPMENT OPPORTUNITY

Planning permission has been granted (PA/06726) for the redevelopment and extension of this detached cottage to provide a stunning 4 bedroom contemporary home with south facing views and set on a site of approximately 1.5 acres. Located between Scorrier and Chacewater, there is easy access to a labyrinth of local footpaths and trails that also lead down to the Devoran to Portreath "Bissoe trail".

The approved plans provide for a wonderfully contemporary home, blended with the original cottage overlooking this mining heritage landscape.

- Tremendous development opportunity
- One and a half acre site
- South facing
- Planning approved (PA23/06726)

Information.

Tenure; Freehold.

Council tax band. To be rated once built
EPC; Exempt as a building plot.

Services: Electricity and water are on site. Sewage treatment and septic tank for temporary use ready to be installed.
Planning reference: PA23/06726. NOTE: The conditions can be viewed on the Cornwall Planning Portal using the reference supplied. Alternatively we can email a copy of the approval.

CONSUMER PROTECTION FROM UNFAIR TRADING
REGULATIONS 2008.

It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy

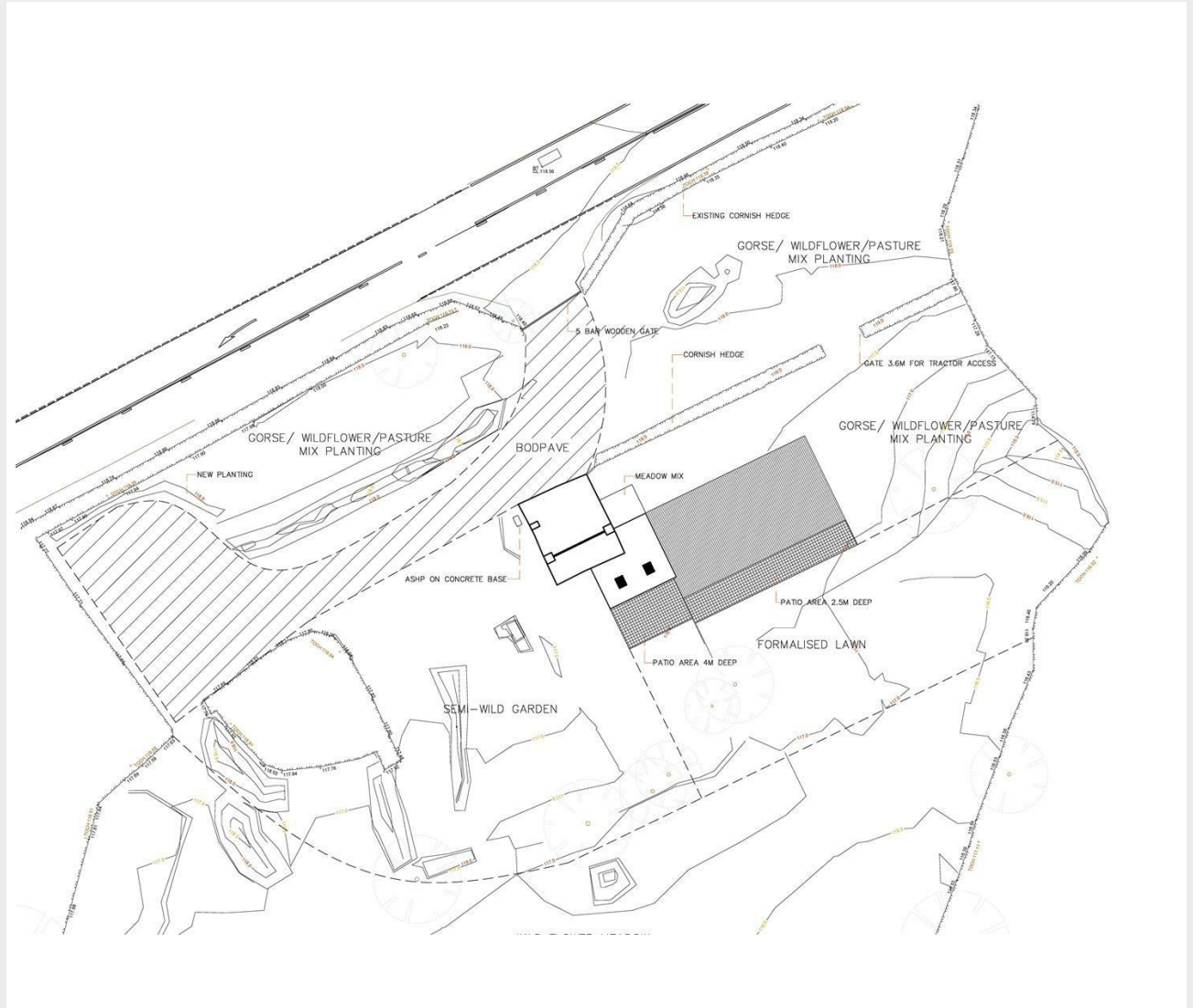
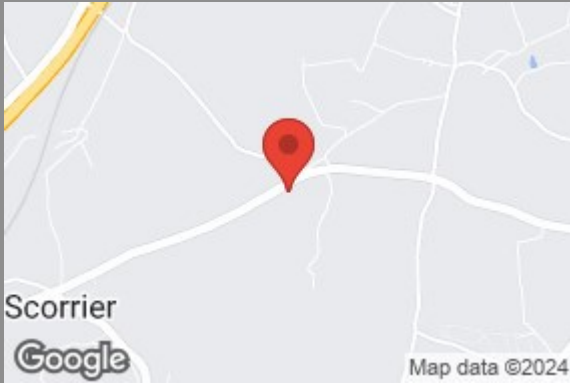




themselves by inspection or otherwise and check any covenants immediately with their solicitor. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are a guide only. The Agent has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers
It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 192-210kW A		Very environmentally friendly - lower CO ₂ emissions 92 plus A	
(151-191) B		(81-91) B	
(109-150) C		(69-80) C	
(55-108) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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