

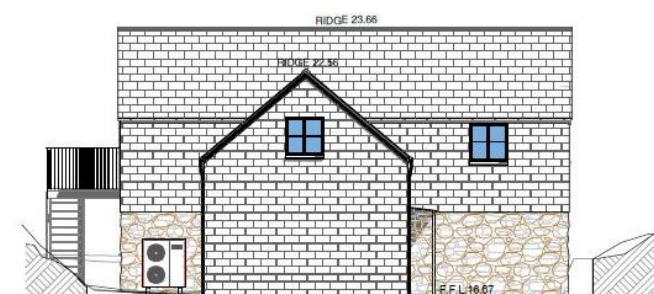
BUILDING PLOT on Land North-East of Hendrawna, Station Road, Perranporth TR6 0DD



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

A sheltered and generously proportioned non-estate building plot with Conditional Planning Consent for a four bedroom bespoke dwelling, only moments walk from the town centre shops, the local school and the stunning beach and sand dunes.

Guide Price: £250,000 Freehold

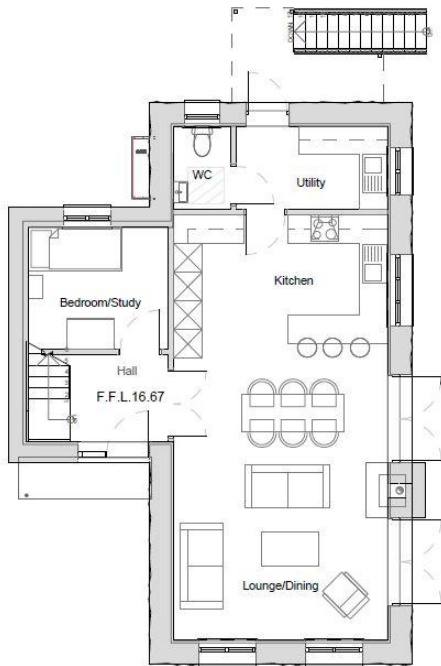
The Plot

This non-estate and predominantly level plot is tucked away in a pleasant off-road location that is sheltered from both the weather and the hubbub.

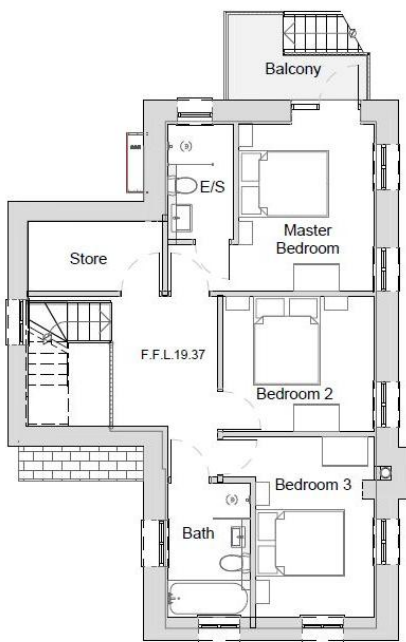
Conditional Planning Consent was granted on 19/02/2025 for the construction of a self-build dwelling under Application No. PA24/08549.

A Land Contamination Report will be required but an Ecological Appraisal has already been obtained. It should be noted that it is a condition of the planning consent that the completed property shall not be occupied as a second home nor used as holiday accommodation. It should also be noted that the property will be liable for a Community Infrastructure Levy (CIL) charge on commencement of work.

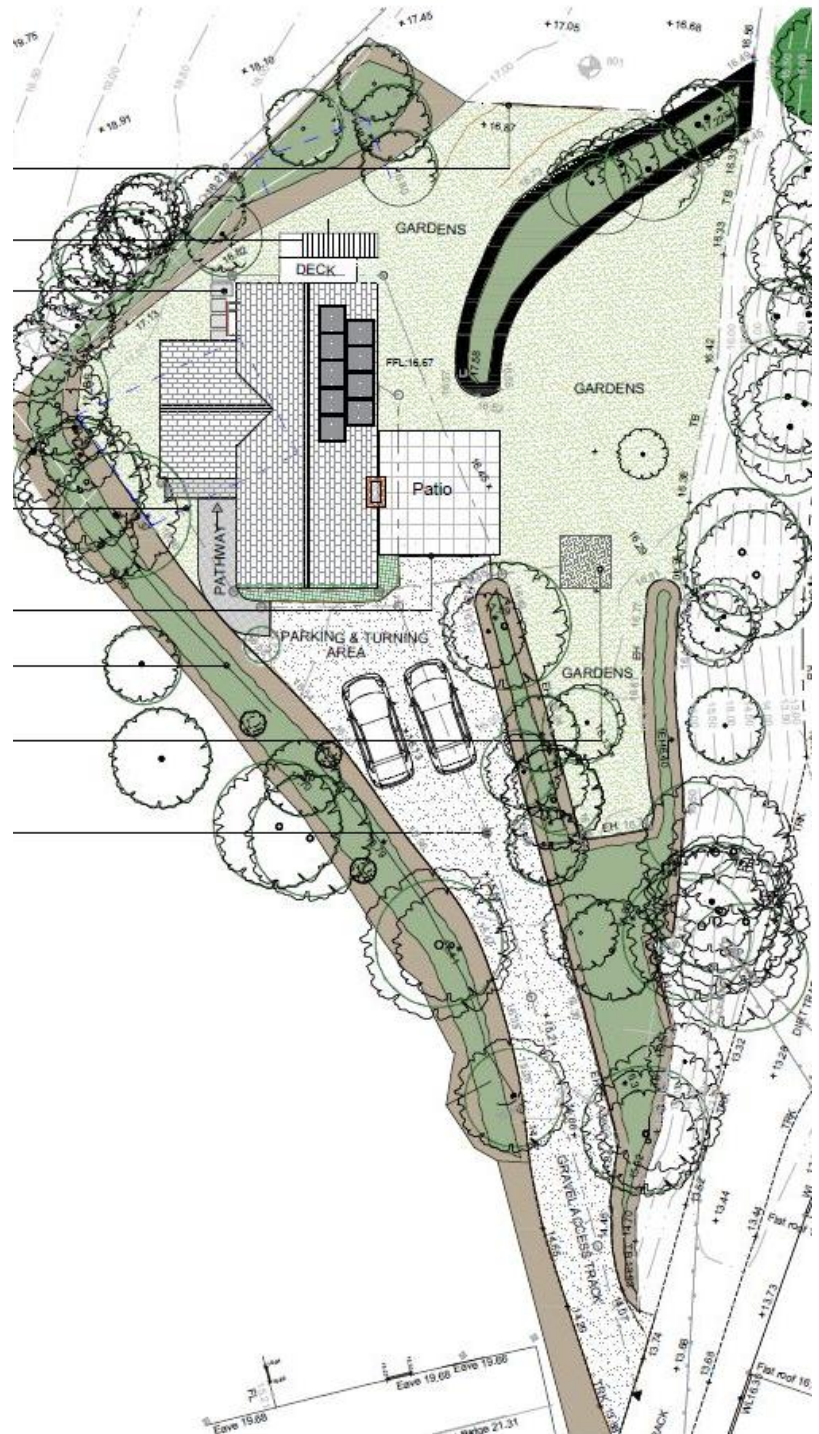




GROUND FLOOR LAYOUTS



FIRST FLOOR LAYOUTS



Services Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Location

This appealing plot is located just a one third of a mile from the centre of Perranporth, a busy seaside resort renowned for its extensive sandy beach and dunes. Within the town are a wide variety of shopping facilities together with a popular school and a doctors surgery. The town is approximately 5 miles off the County's main arterial route the A30, within 9 miles of the major towns of Newquay, Truro and Redruth. The area is famed for its scenic beauty and rugged coastline, not to mention the many public footpaths within the area.



Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

From the roundabout on the B3285 into Perranporth, take the exit onto Station Road, keeping the Coop to your left. A short way along, take the third right into Station Approach. Just before reaching the industrial units bear right into an unmade lane and then the first right into the plot.

what3words///torch.outermost.wolf