

Plot 1, Adjacent Splatten Vean, Canonstown, Hayle, Cornwall TR27 6LU



*A serviced building plot occupying a quiet setting away from the main road.
Permission for a three bedroom detached house together with gardens and parking
in a site of over a quarter of an acre.*

Guide Price: £100,000 Freehold

01872 272722

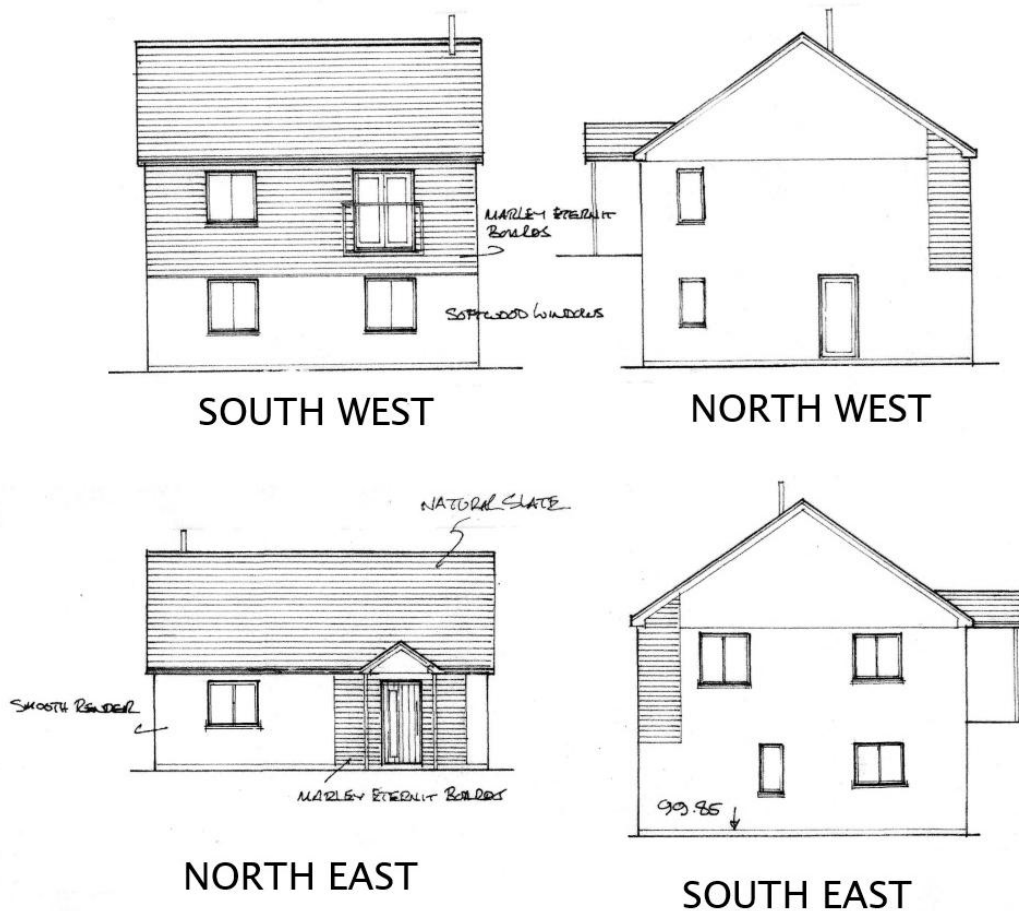
58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Plot

Planning permission was granted on 20th January 2020 (PA19/09988) for the erection of two detached houses, and this building plot is the larger of the two, extending to 0.27 acres or thereabouts. A Certificate of Lawfulness (PA15/00535) deems the planning materialistically started and therefore extant, and some services have been connected already.

The proposed accommodation is for reverse level living to comprise; three bedrooms (master en-suite) and a family bathroom to the ground floor with entrance hall, w.c., kitchen and sitting/dining room on the first floor. Gardens will sit to the front and side whilst there will be parking and turning space for two/three vehicles at the rear.



CIL

The development of this site will be liable for a CIL charge, unless an exemption applies.

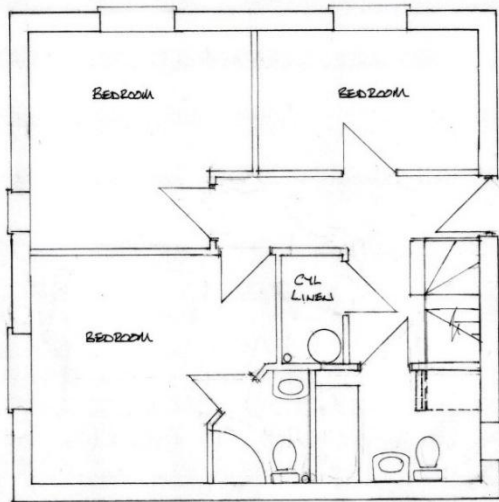
Services

Mains water and electricity to site, mains gas duct laid but not connected. British Telecommunications to site. Permission for the installation of a private drainage system. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

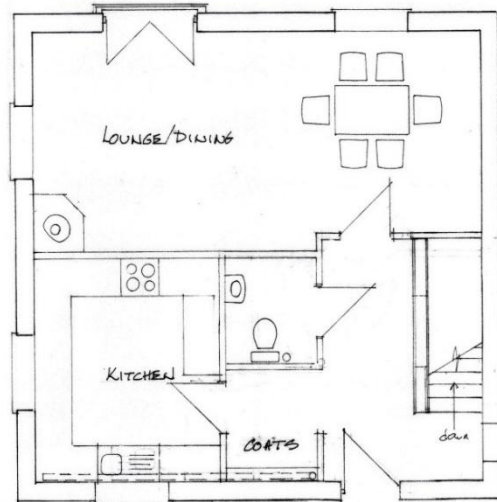
Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. The adjacent building plot will benefit from a vehicular right of way over the driveway belonging to this plot.

PROPOSED FLOOR PLANS

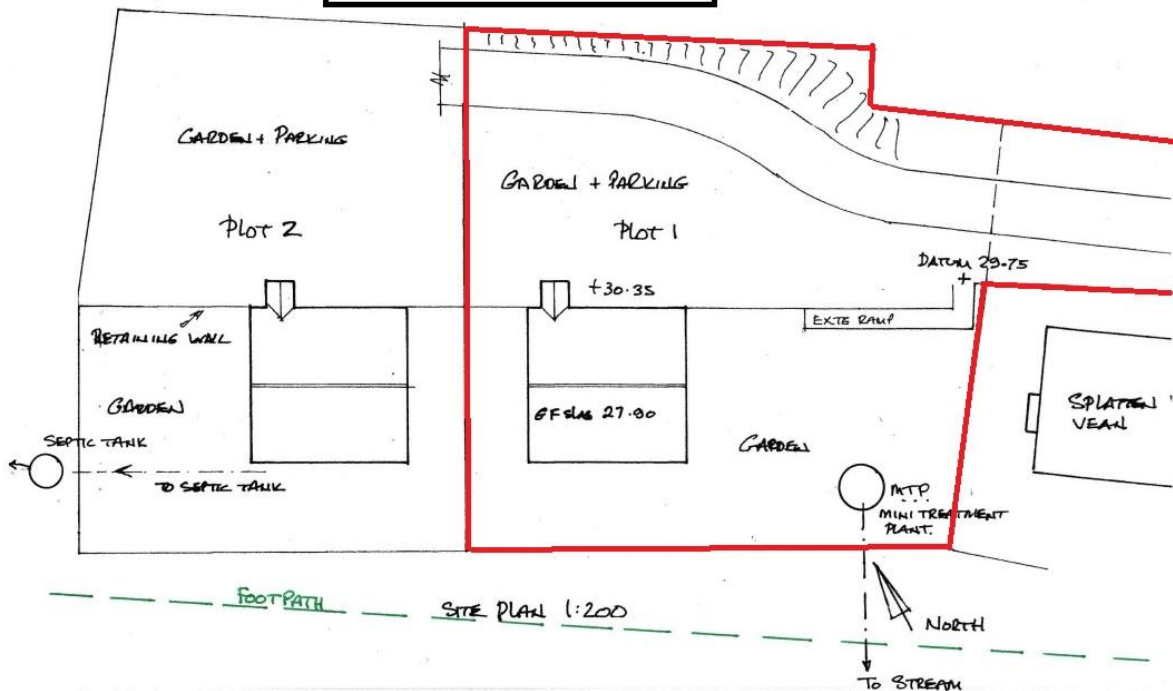


PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

SITE LAYOUT (PLOT FOR SALE EDGED RED)



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

Canonstown is situated on the outskirts of St Ives and Hayle and is conveniently positioned on the A30 for easy travelling around the county, though this plot is tucked well away from the main road. Within the village is a fuel station and convenience store, an industrial estate with retailers and eateries and further every day amenities are available in Hayle and in St Ives, 2 and 6 miles distant respectively whilst Penzance (approximately 6.5 miles distant) boasts a mainline railway link to London (Paddington).



Viewing

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

Directions

On entering Canonstown proceeding westbound along the A30 turn almost immediately right into the driveway signposted Splatten Vean (where a Lodge & Thomas for sale board has been erected) and proceed along this drive, taking the right hand fork ahead of you. The plot is situated a short way along this lane directly ahead.

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