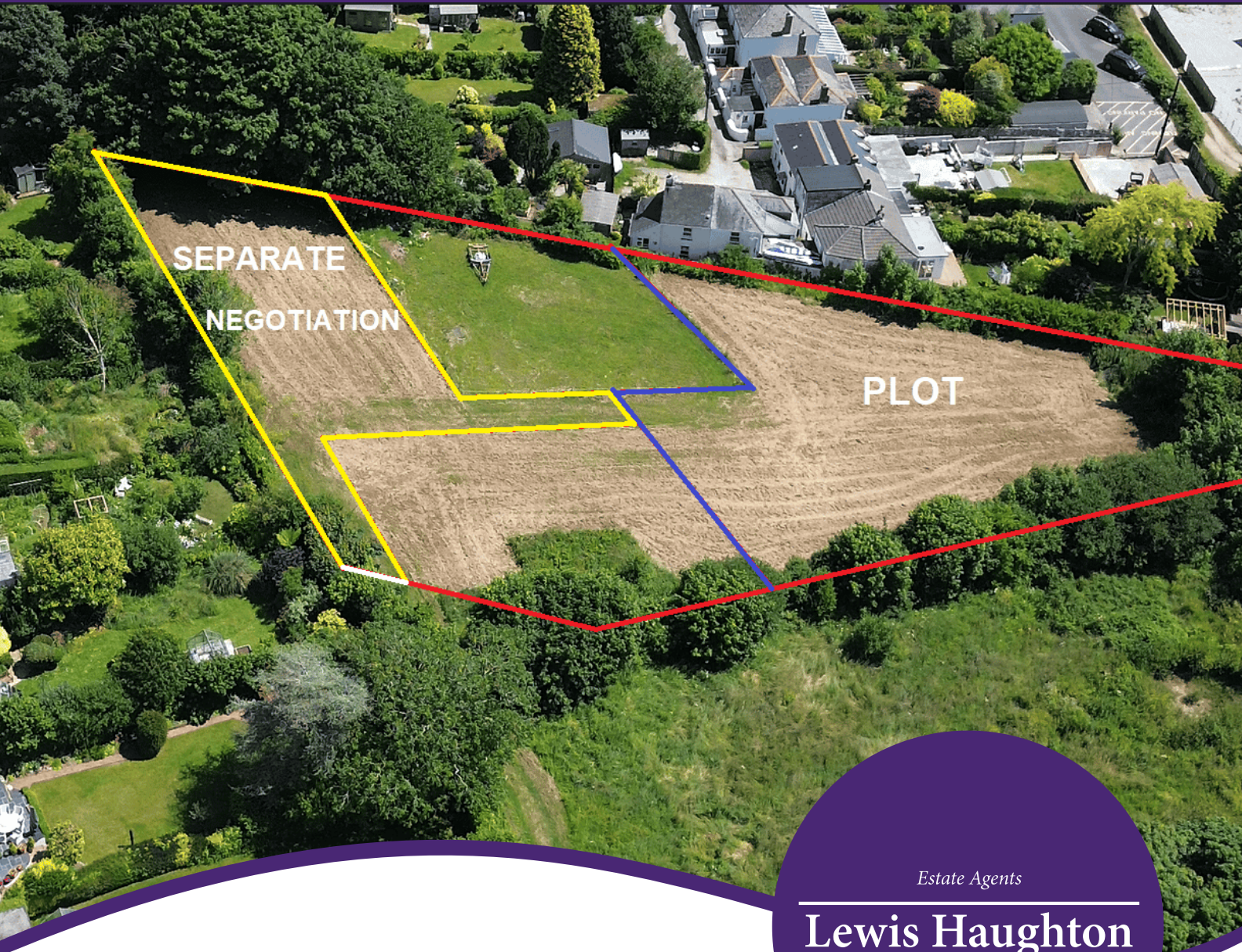


FOR SALE

Guide Price £450,000 Freehold



Estate Agents

Lewis Haughton

Plot 4, Comfort Road, Mylor Bridge, Falmouth, Cornwall. TR11 5SE

Truro
19, Victoria Square, TR1 2RX

01872 264120
info@lewishoughton.com

ABOUT THE PROPERTY

A rare opportunity to purchase a large residential building plot extending to around 0.4 acres with planning permission granted for a large individual detached dwelling in the centre of the hugely desirable village of Mylor Bridge. The site is a short walk from the centre of the village and is accessed from Comfort Road along a tarmac drive. We are advised the main utilities are available close to the site, buyer to confirm.

This proposed detached dwelling will offer 2,526 square feet of accommodation comprising; four bedrooms, main bedroom with en-suite, family bathroom, generous reception hall, lounge, dining room, breakfast kitchen, ground floor cloakroom, utility, and integral double garage. The gardens will be of a generous size with a south westerly aspect enjoying the daily sunshine and surrounding views.

Please contact info@lewishaughton.com for further information.

FEATURES

- Rare opportunity to acquire a large residential building plot in Mylor Bridge
- Planning permission granted for luxury detached dwelling
- Gardens will enjoy southerly aspect
- Lovely traffic free location
- Extending to about 0.4 acres



ROOM DESCRIPTIONS

THE PLOT

The plot occupies a fantastic position with generous gardens and subject to the necessary planning permissions could possibly be divided comfortably into two separate building plots.

PLANNING

The original planning reference PA17/05022 shows permission for five detached dwellings, however Plots 1,2,3 and 5 have been sold off (Stc). We are now selling one remaining plot as per the brochure and site plan shown for reference only. We understand the the buyer will need to vary the current planning permission with a Section 73 application, as the previously proposed shared access is no longer available. We understand that the site is NOT currently liable for CIL (Community Infrastructure Levy).

GROSS INTERNAL FLOOR AREAS

Habitable area: Ground = 93.8m² First = 101.6m² TOTAL = 195.4m² Garage = 39.3m²
GRAND TOTAL = 234.7m²

PROPOSED FINISHES:

Roof - Natural slates with terracotta ridge tiles.
Walls - Cement / sand render with painted finish and areas of weatherboarding (Marley Cedral or similar, colour TBC).
Windows - Timber & aluminium composite items, colour dark grey. Slate cills.
Rooflights - Velux items.
Doors - Timber & steel composite items with painted finish.
Fascias - UPVC items, colour dark grey.
Rainwater goods - Dark grey UPVC/aluminium half round gutters and circular section down pipes. Flue - Stainless steel item

AGENTS NOTES

Due to the nature of the sale, these particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a contract and all information and services have NOT been confirmed/approved by the current vendors. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchase should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Lewis Haughton or the vendor. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property/land is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. All boundary plans and layouts and site plans used are for reference only and are not to be relied upon for exact measurements of boundaries.



ROOM DESCRIPTIONS





FLOORPLAN

