



**MAP estate agents**  
Putting your home on the map

**Development Site adjacent to Chapel  
Farm Cottage, Bassett Road,  
North Country, Redruth, TR16 4AJ**

**£250,000 Freehold**



## Description

An exciting development opportunity that is sure to attract interest from developers! Situated on the north side of the town and within a short distance to the A30, conditional planning approval has been granted for two detached houses under planning application PA21/10379.

The proposed dwellings will have four bedrooms with the principal bedroom benefiting from an en-suite, there will be a lounge, kitchen/dining room, utility room and an integral garage.

Full details will be found on Cornwall Council Planning Portal using PA21/10379.

## Location

The site is conveniently located for the A30 which is within half a mile, Redruth which is the nearest major town which benefits from local and national outlets and a mainline Railway Station with its direct links to London and the north of the country is within one and three quarter miles.

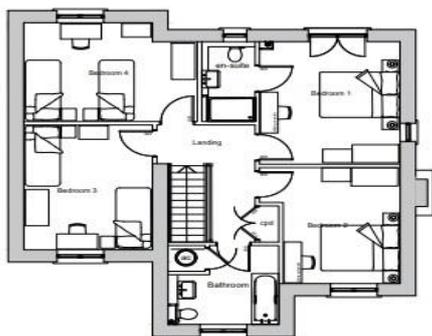
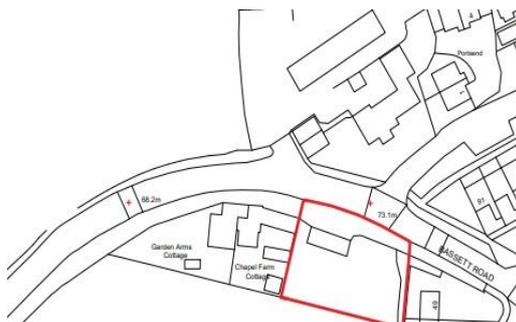
The north coast village of Portreath, noted for its sandy beach and active harbour, is some three miles distant. Truro, the administrative and shopping centre for Cornwall, is within eleven miles and Falmouth, Cornwall's university town on the south coast is within twelve miles.

## DIRECTIONS

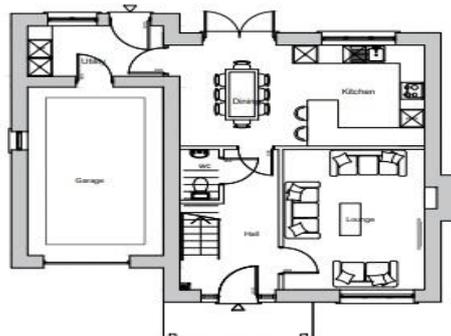
From the Aldi supermarket at Avers roundabout cross over the main A30 trunk road and take the first exit towards Porthtowan. After passing a garage on the left side take the next turning left at a crossroads and after passing the entrance to Gwel Trenow on the left, the plots will be identified on the left by our 'For Sale' boards. If using What3words:- literation.jiffy.moon

## AGENT'S NOTE

Interested parties are advised that no CIL payment is needed for this development. A copy of a letter from Cornwall County Council is held on file dated 19th April 2022 to confirm this and can be seen on request.



FIRST FLOOR PLAN  
(GIA: 79.0m<sup>2</sup>)



GROUND FLOOR PLAN  
(GIA: 53.5m<sup>2</sup> + 18.2m<sup>2</sup> garage)



## MAP's top reasons to view this home

- Development opportunity
- Site for two detached houses
- Four bedrooms
- Principal with en-suite
- Lounge and kitchen dining room
- Integral garage
- Utility room
- Garden and parking
- Redruth outskirts
- Full details on Planning Portal (PA21/10379)

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