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BILL BANNISTER
Sales & Lettings



Plot 1, Greystones Bell Veor

Lanner, Redruth, TR16 6AN

Guide Price £160,000

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Set in a lovely rural location on the edge of the popular village of Lanner, this good sized building plot has planning permission granted for a substantial four bedroom detached house with two en-suites, a family bathroom and the bonus of a ground floor shower room. There will be two reception rooms plus a study, a kitchen and a utility room.







This presents an excellent opportunity to acquire a building plot with planning permission for a detached four bedroomed house with an integral garage. Planning permission has been granted under Decision No. PA25/03864, The layout consists of a lounge with a separate dining room, a study, a kitchen, a utility and a ground floor shower room plus an integral garage. To the first floor there will be two en-suite bedrooms, two further bedrooms and a family bathroom. Parking facilities will be available and an important feature is the size of the plot which is approximately 70m x 40m.

The vendor informs us that services are available but we would suggest that any interested parties should contact the relevant utilities for further information.

There is an adjoining piece of ground measuring approximately 70m x 35m available at a guide price of £15,000, There is a small area of Japenese Knotweed to one corner. The vendor will give full details on site if required.

Bell Veor is a very pleasant and popular part of Lanner being on the outskirts of the village and bordering open land to the rear. Although tucked away, it is within a few hundred yards of the village itself with shopping facilities, public houses and bus services. The village has always been popular and has a well thought of primary school.

DIRECTIONS

From our office in Redruth take the main road towards Falmouth, through South Downs and into the village of Lanner. At the crossroads by the Coppice Inn turn right and then take the next right into Bell Veor. The site will be found behind metal gates a few hundred yards up on the left hand side.

AGENTS NOTE

TENURE: Freehold.

SERVICES

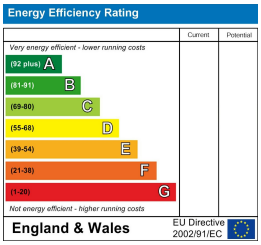
Mains drainage, mains water & mains electricity.

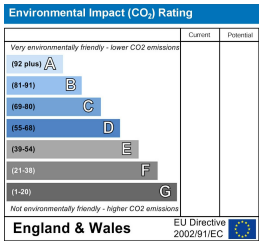
Area Map



Floor Plans

Energy Efficiency Graph





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