



Sectional South East Elevation

Residential Development Site,
Bond Street
Redruth TR15 2QB

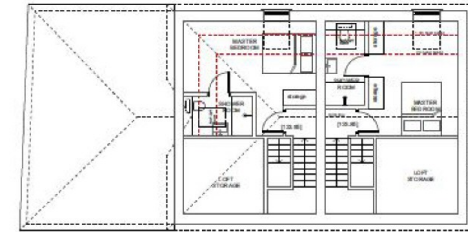
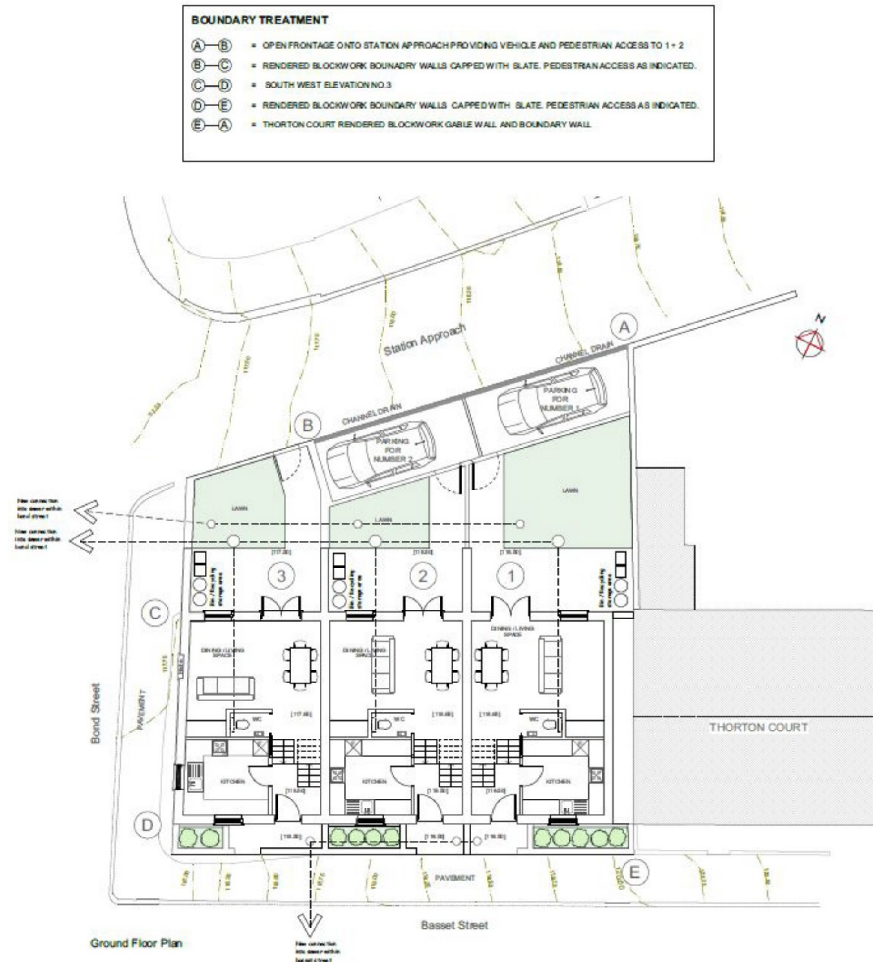
Price guide £210,000 Freehold

The site is located centrally in Redruth adjoining the rail station and bus halt. It is situated 150m from the Town Centre and has frontage to Station Approach, Bond Street and Basset Street.

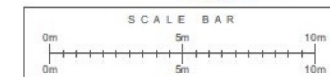
The site is situated adjoining Redruth Town Conservation Area which is of historical and architectural significance and within the UNESCO World Heritage Site.

Planning consent exists for the demolition of the existing buildings and the erection of a terrace of three houses; two of which are 3 storey - 3 bedroom properties and one which is 2 storey and has 2 bedrooms. The houses will include gardens at the rear and the two larger dwellings an off road parking space each.

- TOWN CENTRE LOCATION
- CONSENT FOR 3 HOUSES
- AVAILABLE IMMEDIATELY
- ENERGY PERFORMANCE ASSET RATING - N/A



Bond Street Garage	
Site	Bond Street Garage Bond Street Redruth
Drawing	Floor Plans As Proposed
Scale	1:500
Drawn	J.P.M.
Date	May 2020
Project	1128/A2/05 A



Charles Green
Architects

LOCATION

Redruth is an historic market town situated centrally within west Cornwall approximately 10 miles west of Truro, 4 miles from the north coast (Portreath) and 10 miles from the south coast (Falmouth). It has excellent transport links being situated close to the A30 and benefiting from a mainline railway station with links to London Paddington and the north of England together with a branch line (operated by bus) to Helston. Cornwall Airport Newquay is situated 21 miles away. The site is located an approximate 2 minute level walk from the town centre and adjoins the rail station and bus inter-change. Bond Street includes a good mix of residential and commercial occupiers.

DESCRIPTION

A site with frontage to Bond Street, Station Approach and Bassett Street which is residential in nature which has an area of 0.066 acres (0.027 ha). The site includes a basic building which could be relocated from the site or demolished.

PLANNING

We refer you to Cornwall Council Planning Portal (Ref PA20/02825) where full plans and a copy of the consent are available. The consent is dated 19/06/2020 and is valid for 3 years.

Full planning consent exists for the demolition of the existing vehicle repair workshop and the erection of a terrace of 3 dwellings. Two 3 bedroomed, 3 storey units and one 2 storey 2 bed unit. Vehicular access and parking (2 spaces) is located to the rear off Station Approach and small gardens are provided for.

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?keyVal=Q80J9WFGHT200&activeTab=summary>

TECHNICAL REPORTS

Please visit the planning portal (details above) for full information. A mining investigation report was prepared following a site investigation and this is available for inspection. This confirms that there was no evidence of mining related features upon the site.

LEGAL COSTS

Each party to bear their own.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is not required because the existing buildings will be demolished.

CONTACT INFORMATION

For further information or an appointment to view please contact either:-
Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk or
Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk
VIEWING: Strictly by prior appointment through Miller Commercial.

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