

EST. 1999

# C A M E L

COASTAL & COUNTRY



## The Railway Field Perranwell Road

Goonhavern, TR4 9JN

Offers In Excess Of £500,000



# The Railway Field Perranwell Road

Goonhavern, TR4 9JN

Offers In Excess Of £500,000



## The Railway Field

Camel Coastal & Country are delighted to offer the opportunity of this two acre site that lends itself to redevelopment.

Set within the centre of the up and coming village of Goonhavern, the site is perfectly placed to develop a site with houses that provide great access into Newquay, Truro, Perranporth and to the A30.

Being a level site with 4 access points and building around, we believe this to be an amazing opportunity to those who are interested in developing a small estate or site with some executive family homes. Or a mixture of the two.

Currently the land doesn't have planning permission, and this is something any buyer would have to look to obtain once owning the site, however, this is reflected in the marketing price and truly is a great opportunity.

To discuss the different options available for purchase of The Railway Field, please contact Camel Coastal & Country. 01872 571454 / 07485 947 606

## Directions

Sat Nav: TR4 9JN

What3words: ///reward.screen.purifier

## Agents Notes

**VIEWINGS:** Strictly by appointment only with Camel Homes, Perranporth.

## MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

## DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## Road Map



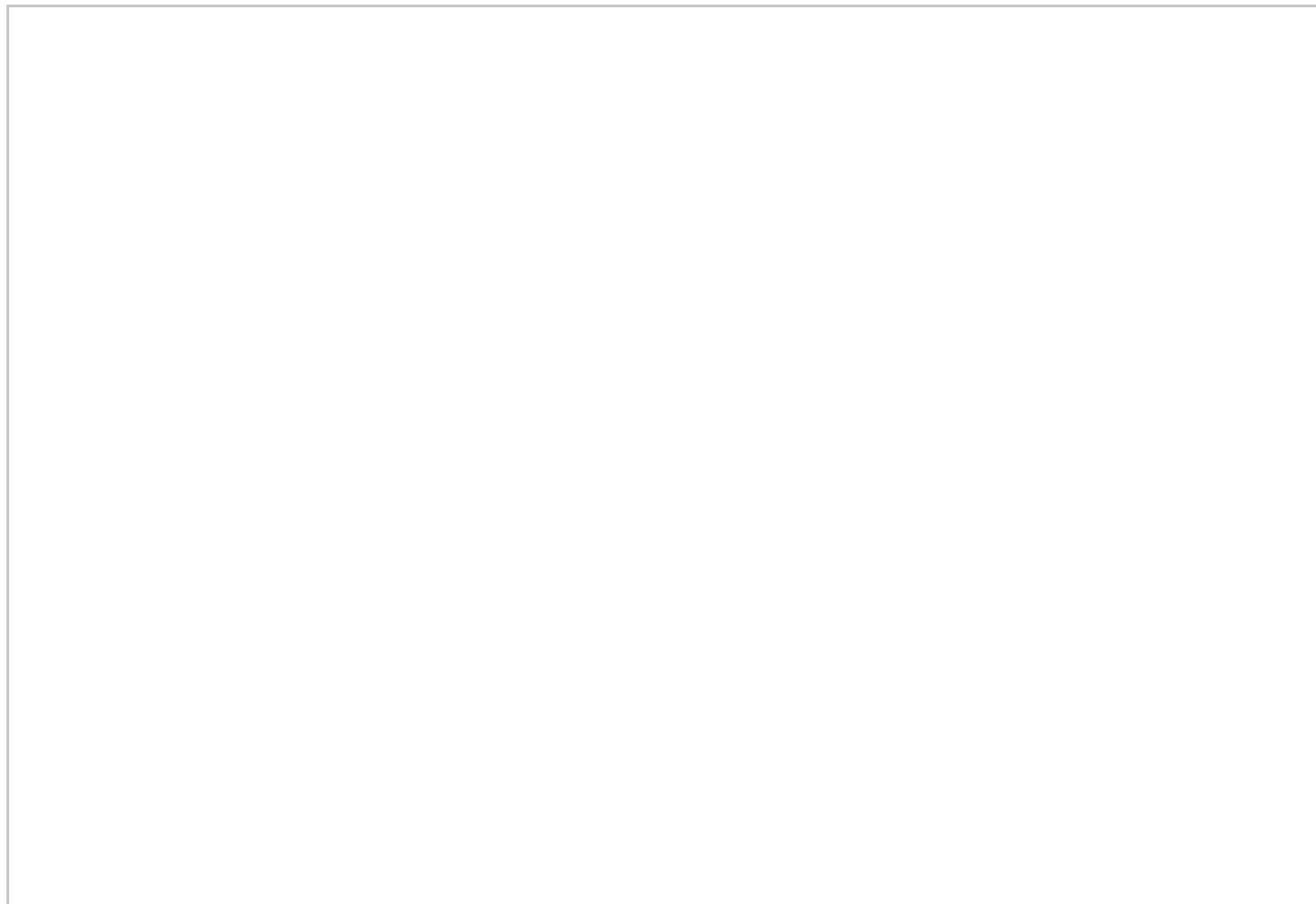
## Hybrid Map



## Terrain Map



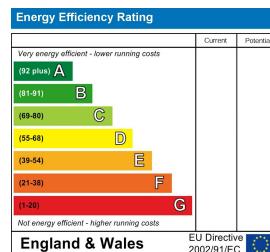
## Floor Plan



## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.