



## Land at Moonraker, Tresparrett, Camelford, Cornwall, PL32 9ST

Guide Price £150,000

- Large single plot in Cornish hamlet
- Former site of a detached bungalow
- Planning potential for a detached home
- Level access site that is 35m deep
- 15m wide at the build point to 21m max



*The property professionals*



# Land at Moonraker, Tresparrett, Camelford, Cornwall, PL32 9ST

A rare and exciting opportunity to acquire this single site within the popular hamlet of Tresparrett, which can be found only a few miles from the rugged North Cornish coast with its famous surfing beaches, walks, coves and nearby Boscastle harbour.

Previously occupied by a detached bungalow (Moonraker), which has since been demolished and cleared, it is assumed that planning is highly likely for a new owner to design and construct their dream dwelling. The plot measures 35m in depth and has a width of circa 15m at the buildable area, widening to 21m at the rear. Please note there is no planning consent on the plot at present, so buyers must make their own enquiries before proceeding.

## Directions

From Bude head south on the A39 towards Camelford/Wadebridge and continue along the A39 passing Wainhouse Corner and the Boscastle turning. You will then ascend a long dual overtaking section and as you reach the top of the hill take the first right signposted Marshgate. At the T-junction turn right and then take the first left into Fore Street and the land will be located on the left hand side just before leaving the hamlet.

## Disclaimer

Due to the overgrown nature of the site our measurements are only approximate and cannot be relied upon for planning purposes. Therefore, we urge all buyers to satisfy the overall dimensions as well as the planning potential independently.

## SERVICES

Water and Electricity nearby.

## TENURE

Freehold



DISCLAIMER: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

FLOOR PLANS & MAPS Please note that if floor plans are displayed they are intended as a general guide



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