



Property details – 25th May 2012

Warrens Yard, Camelford, £445,000

Parkway Estate Agents, Camelford 01840 212121

Substantial development site with buildings and planning permission

Parkway, **team** estate agent in Camelford is thrilled to offer to the market a prime development site extending to just over a quarter of an acre with existing buildings and planning permission for the creation of eight homes.



Warrens Yard represents a superb and rare opportunity for an investor or developer to purchase a sizeable plot of land with existing storage and commercial buildings with outline planning permission for conversion into six two-bedroom mews style properties as well as a further workshop to be demolished for the creation of a pair of brand new semi-detached homes, also each with two bedrooms. The planning also allows provision for communal garden spaces and parking for each property.

The site sits on Trefew Road in Camelford with excellent road and pedestrian access from the town centre and enjoys superb elevated views over the town and countryside beyond.



The existing buildings are attractive and of good quality, constructed from a mixture of stone and cavity block with slate roofs. Bulbarrow and Ibberton are part of a detached building, which has already been converted to provide two letting units, each with uPVC double glazing and night storage heating.

Inside Bulbarrow is a porch and entrance hall, a sizeable sitting room with a fireplace and hatch to the kitchen, which measures 7'8" x 18'8" plus a passage and a large under stairs storage cupboard. The stairs rise from the entrance hall and the landing leads to the bathroom and two large double bedrooms with views.

In Ibberton is an entrance hall with stairs to the first floor. The open plan kitchen/ diner/ sitting room measures 21'1" x 15'11" and upstairs are two double bedrooms and the bathroom.

A further commercial building is also two storey, with three rooms on the ground floor measuring 39'7"x18', 11'10"x71' and 38'6"x16'9". Two flights of stairs, one at either end of the building, rise to the first floor, which has an overall dimension of 91'6"x16'7" and is split into two rooms with exposed roof timbers and ample natural light.

The single storey workshop, which fronts the road and is of stone and block construction with a corrugated sloping roof and measures 36'10"x23'11", comes with planning permission to be demolished to provide space for a pair of semi-detached homes.

Simon Skerry, manager at Parkway Estate Agents, said: "Warrens Yard provides an excellent opportunity to convert existing buildings and build two new homes on a sizeable plot in the town centre. Prime development sites such as this are few and far between and we have already received a number of enquiries. I would encourage anyone that's interested to take a look before it's snapped up!"

Parkway works together with over 100 other **team** agents across the Westcountry to sell more property for clients.

Further details and copies of plans can be viewed in the Parkway office at 6 Market Place in Camelford and further information can be found on the Cornwall Council planning website.

For more information or to view the exciting plans for Warrens Yard, pop into the Parkway office, visit www.parkwaycornwall.co.uk or call the estate agency on 01840 212121.

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For further information: Contact Samantha Boshier, Bubble PR. Tel: 01869 248524. Email: bubblepr@mac.com