



Description

A residential development opportunity to acquire a former Methodist Chapel/Ambulance Hall with implemented planning permission already in place for conversion into 4 mews style dwellings, with the accommodation arranged over three storeys, comprising three x two bedroom houses and a one bedroom property, with car parking on site.

Situated

The property is situated on the junction of Dennison Road and Lower Bore Street, in proximity of Bodmin town centre with its wide range of shopping, leisure and educational facilities catering for all age groups, business and retail parks, being readily commutable to the A38/A30 road networks and having a mainline railway station at Bodmin Parkway.

Planning

A Grant of Conditional Planning was issued by Cornwall Council Planning Department on the 1st April 2015, under application number PA15/01065, for 'Conversion of the former St John Ambulance Station into 4 self-contained houses. Demolition extends to the removal of internal walls and floor to create the new houses'. PA15/07121 on the 14th August 2015 for 'Submission of details to discharge conditions 4 & 8

in respect of decision notice PA15/01065. Interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

Existing Accommodation/ Area

Ground Floor: 17.25m x 9.57m
Lower Ground Floor: 17.25 x 9.57m
Rear Extension: 13m x 13m
Car Park
Interested parties must make



and rely upon their own measurements.

EPC Rating
Not applicable

Viewings

Strictly by prior appointment with Stratton Creber Bodmin 01208 74422. General enquiries Countrywide Property Auctions 01395 275691.

Council Tax Band
Not applicable