



Description

A residential development opportunity comprising a former public house with a Grant of Conditional Planning Permission in place, under application number APP/D0840/W/20/3251246 on the 9th September 2020 for 'Proposed change of use of public house to three dwellings, external alterations and demolition of outbuildings to the rear at the Mark of Friendship, New Street, Millbrook, Cornwall PL10 1BY. The permission is granted in accordance with the terms of the application ref PA19/07150 dated 8th September 2019. Interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department. The property has been stripped back, the rear outbuildings having also been demolished in readiness for the conversion works to commence.



Situated

The Cornish village of Millbrook sits on the Rame peninsular and offers a selection of day to day shopping facilities, amenities including a doctors surgery, public house and primary school, with further facilities and amenities available at Kingsand, Cawsand, Torpoint and Plymouth city centre beyond via the Torpoint Ferry.

Proposed Accommodation

**House 1
Ground Floor**

Entrance hall, living room, kitchen/diner, WC.

First Floor

Landing, two bedrooms and bathroom.

**House 2
Ground Floor**

Entrance hall, living room, kitchen/diner, WC.

First Floor

Landing, two bedrooms and bathroom.

Second Floor

Master bedroom and en-suite shower room.

**House 3
Ground Floor**

Entrance hall, living room, kitchen/diner, WC.

First Floor

Landing, two bedrooms and bathroom.

Outside

All properties will have the benefit of their own private enclosed rear courtyard gardens, with bin and cycle storage.

Viewings

Strictly by prior appointment with Miller Countrywide Torpoint 01752 813688. General enquiries Countrywide Property Auctions 01395 275691.

Auctioneer's Note

The property is not subject to VAT.