

GROUND FLOOR 6426 sq.ft. (597.0 sq.m.) approx.



TOTAL FLOOR AREA (6426 s.g.ft. (597.0 s.g.m.) approx.

White every attempt has been made to every the accusacy of the floorpian contained been, measurement of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error moission or instrument. This pain is fill illustratine purposes only and should be useful as such by any corpective purchaser. The services, systems and appliances shown have not been tested and no guarant as to their operability or efficiency can be given.





Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are 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 a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within 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.













## TWO BUILDING PLOTS, 104, HOLMBUSH ROAD, ST AUSTELL, ST AUSTELL, CORNWALLPL25 3LP



AN OUTLINE CONSENT HAS BEEN GRANTED FOR TWO DWELLINGS DETACHED AT HOLMBUSH ROAD WHICH LIES TOWARDS THE EASTERN FRINGE OFF ST AUSTELL AND A QUARTER OF A MILE FROM CHARLESTOWN AND CARLYON BAY.THE PLOTS STAND IN A SLIGHTLY ELEVATED POSITION WITH SERVICES UNDERSTOOD TO BE READILY AVAILABLE.

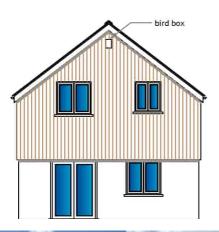
THE CURRENT APPLICATION APPROVAL NUMBER NUMBER FOR THIS SITE IS PA24/09824

PART OF THE DEVELOPMENT REQUIRES A NEW ACCESS TO BE FORMED PROVIDING PARKING FOR THE NEW BUILDS AND ALSO TWO FURTHER SPACES FOR THE EXISTING COTTAGES RETAINED BY THE SELLER.

6, Vicarage Hill, St Austell, Cornwall, PL25 5PL

Email: sales@moveincornwall.co.uk Website: www.moveincornwall.co.uk Telephone: 01726 69933













## The Property

PLANNING

Cornwall Council approved planning application PA24/09824 on 24th December 2024 giving outline planning permission for the development of two new dwellings and formation of parking at 104 Holmbush Road, St Austell. Copies of the planning approval notices and associated plans and documents are available from the Agents upon request.

S106/CIL

The Agents are advised that there are no outstanding S106 liabilities associated with the approved consent, and although the proposed development is CIL liable, it is located within Cornwall Charging Area 5 which has a £0/sqm liability.

Services

Purchasers please note relevant services should be confirmed by the utility companies.



## **Room Descriptions**