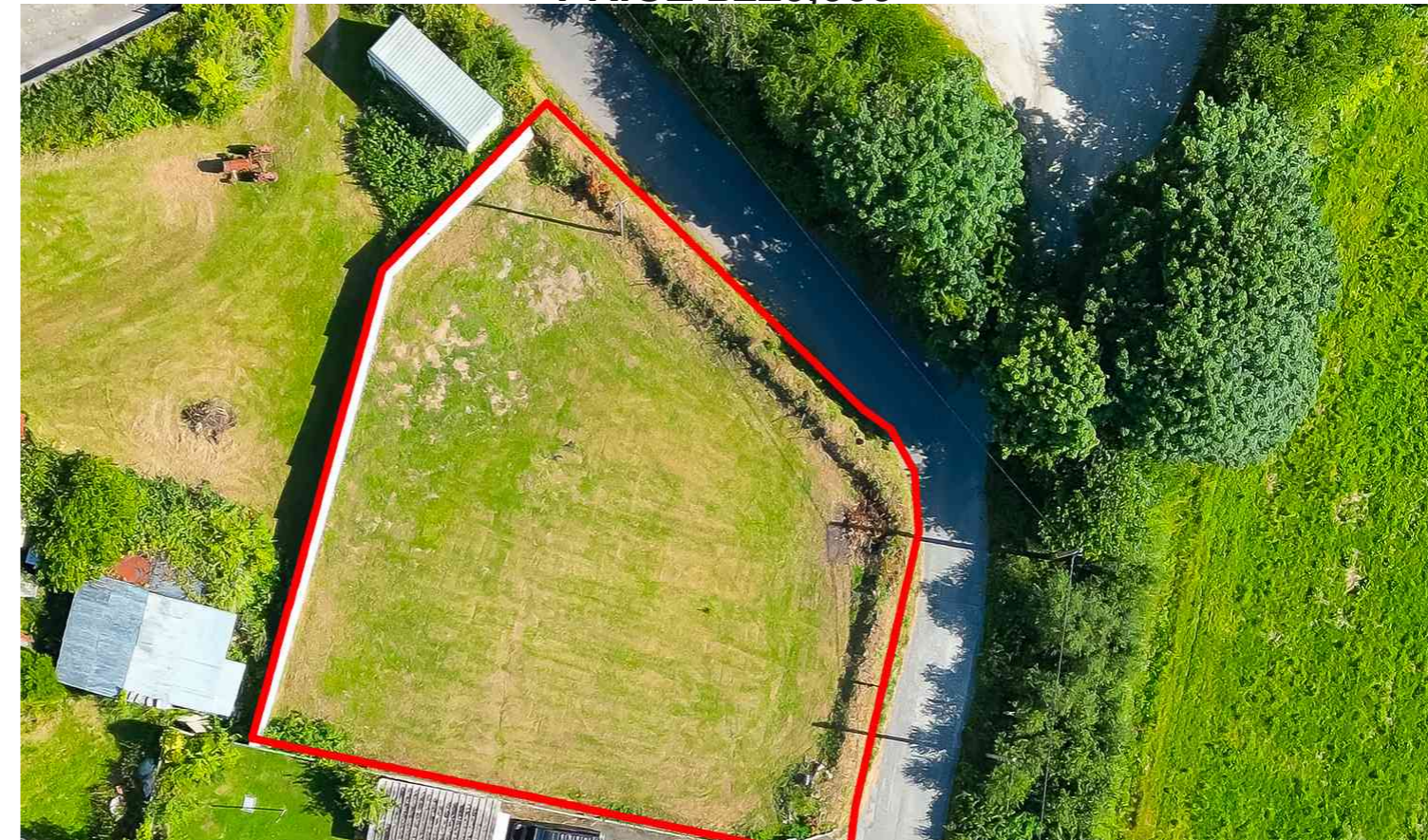


**INDIVIDUAL BUILDING PLOT, HORNICK HILL, HIGH STREET,  
ST AUSTELL, CORNWALL PL26 7TR**

**PRICE £220,000**



**FOR SALE A RARE OPPORTUNITY ARISES TO PURCHASE A LARGE NON ESTATE BUILDING PLOT WITH DETAILS CONSENT FOR AN INDIVIDUAL DETACHED HOUSE WHICH WHEN CONSTRUCTED WILL OFFER BEAUTIFUL PANORAMIC VIEWS ACROSS OPEN COUNTRYSIDE FOR MANY MANY MILES. THE LAND ENJOYS AN ELEVATED POSITION WITHIN A SMALL SETTLEMENT LYING TO THE WESTERN SIDE OF ST AUSTELL. PLANNING PERMISSION IS GRANTED FOR A DETACHED DWELLING, WHICH BRIEFLY COMPRISES OF ENTRANCE HALL, CLOAKROOM, UTILITY ROOM, LOUNGE, IMPRESSIVE OPEN PLAN KITCHEN/DINING/ LIVING AREA, INTEGRAL GARAGE, FOUR BEDROOMS, EN SUITE AND MAIN BATHROOM, BALCONY.**

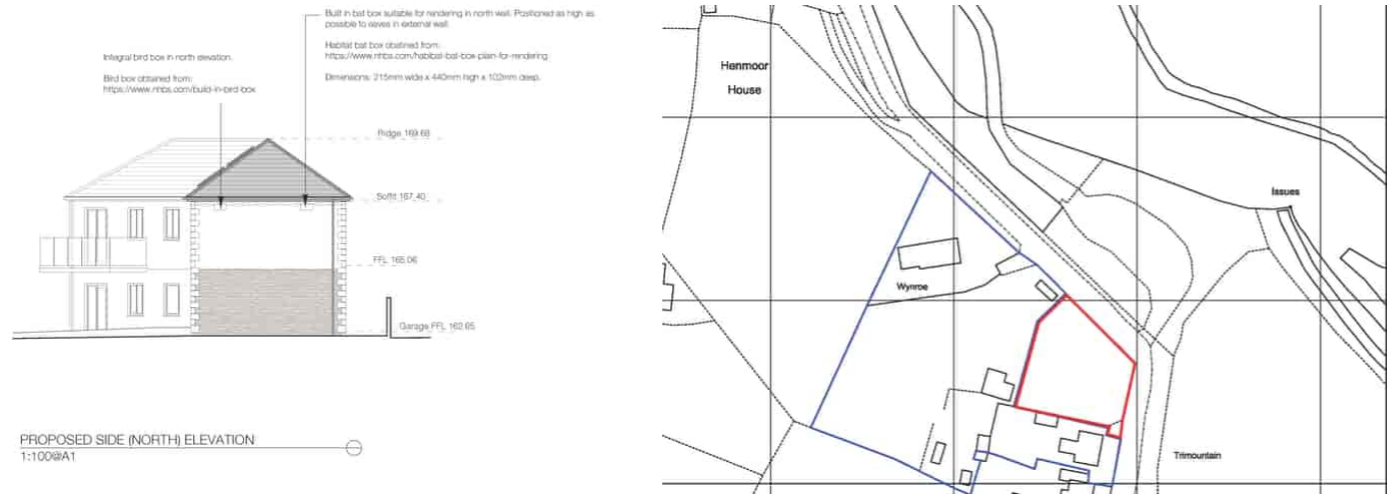
**Disclaimer:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based 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.

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

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## Room Descriptions

### The Property

For sale a rare opportunity arises to purchase a large non estate building plot with detailed consent for an individual detached house which when constructed will offer beautiful panoramic views across open countryside for many many miles. The land enjoys an elevated position within a small settlement lying to the Western side of St Austell. Planning permission is granted for a detached dwelling, which briefly comprises of Entrance hall, cloakroom, utility room, lounge, impressive open plan kitchen/dining/ living area, integral garage, four bedrooms, en suite and main bathroom, balcony. The planning decision application number is PA23/08685