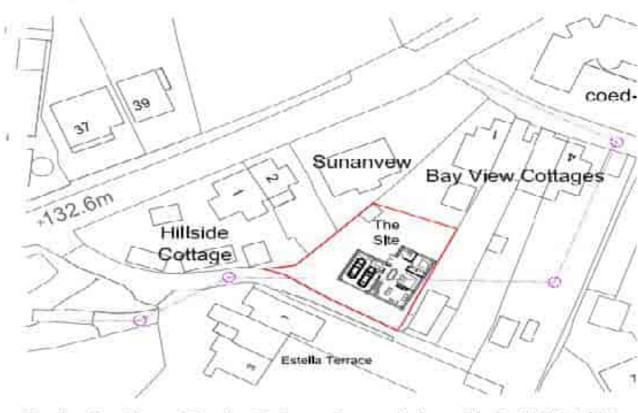
Liddicoat & Company



1 BUILDING PLOT BAYVIEW, CARCLAZE ROAD, ST AUSTELL, CORNWALLPL25 3TA

PRICE £149,950



ITE PLAN - Showing Drainage Proposal along with South West Water





FOR SALE AN INDIVIDUAL BUILDING PLOT WITH PERMISSION TO CONSTRUCT AN INDIVIDUAL DETACHED DWELLING WHICH IN SIZE WOULD PROVIDE ACCOMMODATION OF 204 SQUARE METERS, ENJOYING GREAT AND INTERESTING VIEWS OVER THE EASTERN PART OF THE TOWN AND DIRECT COASTLINE VIEWS TOWARDS THE GRIBBIN AND BEYOND, EXTENDING ALL THE WAY UP TO THE EDDYSTONE LIGHT HOUSE UP TO 30 MILES AWAY. THE PLANNING NUMBER IS PA25/0303.





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.



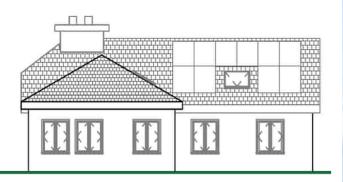




















The Property

For sale an individual building plot with permission to construct an individual detached dwelling which in size would provide accommodation of 204 square meters, enjoying great and interesting views over the Eastern part of the town and direct coastline views towards The Gribbin and beyond, extending all the way up to the Eddystone light house up to 30 miles away. The planning number is PA25/0303.

Permission has been granted for a spacious individual dormer style home with ground floor accommodation as follows, Entrance area with flowing L shaped lounge and dining room, separate kitchen area, study or fourth bedroom, cloakroom and double garage. If required I am sure that if more living accommodation is required part of the garage could be utilized for additional accommodation, subject to a minor amendment. The first floor accommodation comprises of two large double bedrooms with the main bedroom enjoying an en suite plus a walk in wardrobe room, main bathroom and smaller third bedroom.

A great opportunity for a self build project with individual plots being ever harder to come by.



Room Descriptions