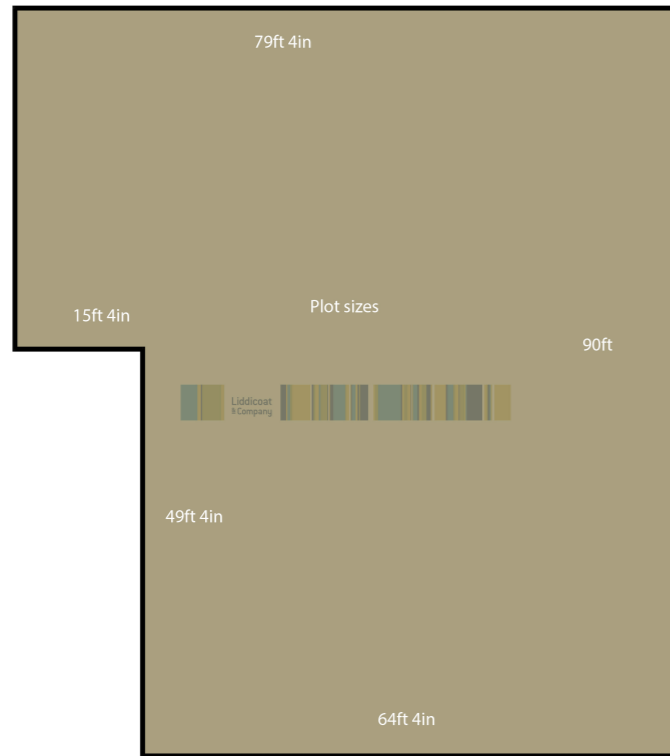


GROUND FLOOR
6426 sq.ft. (597.0 sq.m.) approx.



TOTAL FLOOR AREA: 6426 sq.ft. (597.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02023



TWO BUILDING PLOTS, 104, HOLMBUSH ROAD, ST AUSTELL, ST AUSTELL, CORNWALL PL25 3LP

PRICE £175,000



AN OUTLINE CONSENT HAS BEEN GRANTED FOR TWO DWELLINGS 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.

IT IS ENVISAGED THAT TWO, THREE BEDROOM LINKED DETACHED HOUSE COULD BE CONSTRUCTED, SUBJECT TO THE DETAILED APPLICATION BEING SUBMITTED.

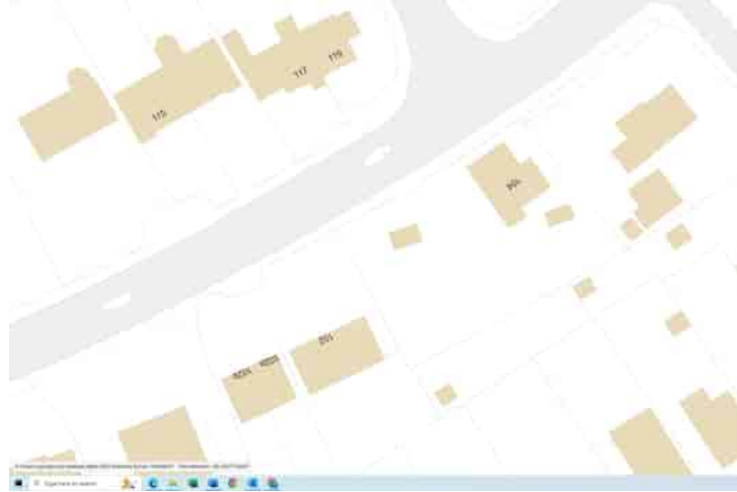
PART OF THE DEVELOPEMENT REQUIRES A NEW ACCESS TO BE FORMED PROVIDING PARKING FOR THE NEW BUILDS AND ALSO TWO FURTHER SPACES FOR THE EXISTING COTTAGES RETAINED BY THE SELLER.

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

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





Room Descriptions

The Property

PLANNING

Cornwall Council approved planning application PA21/02543 on 24th May 2021 giving outline planning permission for the development of two new dwellings and formation of parking at 104 Holmbush Road, St Austell. A further application, under reference PA21/12014 was subsequently approved on 24th January 2022 for the development of two new dwellings but including the provision of four off road parking spaces, two of which are to serve the existing cottages. 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.

Please note the planning reference in PA21/12014