



For Sale

Development Site

Joint Venture or Outright Sale

- Up to 3.6 acres of development land available
- Includes a 3 bedroom house which can be made available if required
- Suitable for a variety of uses
- Subject to planning
- Seeking expressions of interest

The 3.6 acre site sits approximately 1.5 miles east of St Austell town centre and 1 mile south of the Eden Project which has approximately 1,000,000 visitors per year. The site occupies a prominent position adjacent to the junction of the A391 and along the A390, where on this stretch of road has a daily average traffic count of 22,500 passing vehicles (Department for Transport- Annual Average Daily Figures). The A390 runs from Tavistock through to the City of Truro, it forms part of the main route from Plymouth to Truro.

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