

DEVELOPMENT SITE FOR TWO DWELLINGS, HOLMBUSH ROAD, ST AUSTELL



- Outline planning approval (ref. PA21/12014)
- Proposed development of two new detached dwellings and parking
- Guide Price £190,000



View over part of the site facing south

THE DEVELOPMENT SITE – PL25 3LP

Kitchener Land and Planning are delighted to offer for sale this development opportunity, set off Holmbush Road in St Austell and only a short walk from Charlestown. The site offers outline planning approval for the construction of two new dwellings and the formation of off road parking spaces. At this stage, no detailed designs have been approved for the final form and scale of the new dwellings, although the Agents envisage that two 3 (or perhaps 4) bedroom detached/link detached houses are the most probable form of development.

The new dwellings will be accessed via a new vehicular entrance to be formed off Holmbush Road which will in turn lead to a turning/parking area for four vehicles. Interested parties should note that whilst the proposed purchaser shall be responsible for the formation of the access and four parking spaces, two of the spaces are to be retained by the vendor for the use of the two adjoining cottages (104 and 104a). The site extends to c. 0.06 ha / 0.15 acres.

ST AUSTELL

St Austell is one of the largest towns in Cornwall and offers a wide range of amenities and facilities. Other attractions in the area include three popular golf courses, the Eden Project, the 'Lost Gardens of Heligan', nearby Charlestown harbour and St Austell bay, which is a haven for watersports. This is a stunning part of the country with the surrounding green and gold tapestry of wooded hills dropping down to secluded coves and enchanted fishing villages such as Mevagissey and Goran Haven, and the nearby deep-water port of Fowey.

The town is well served with communication links - sitting on the A390 it affords easy access to the City of Truro to the West and access to Plymouth via the A38 to the east and the A30 to the north which takes you to Exeter and the M5. There is also a mainline railway connection in the town which is on the Penzance to Paddington line.

VIEWING

Please contact the vendors sole agents KLP on 01392 879300 to arrange to view the site.

METHOD OF SALE

This freehold site is being offered for sale by private treaty with offers invited from a Guide Price of £190,000. The Agents understand that this site is not elected for VAT and therefore VAT will not be payable upon the purchase price.

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.

UTILITIES

The Agents are advised that mains utilities are located close to the site – however, interested parties are advised to contact the relevant utility providers to confirm suitable connection points and capacity of mains services required prior to making any offer.

CONTACT

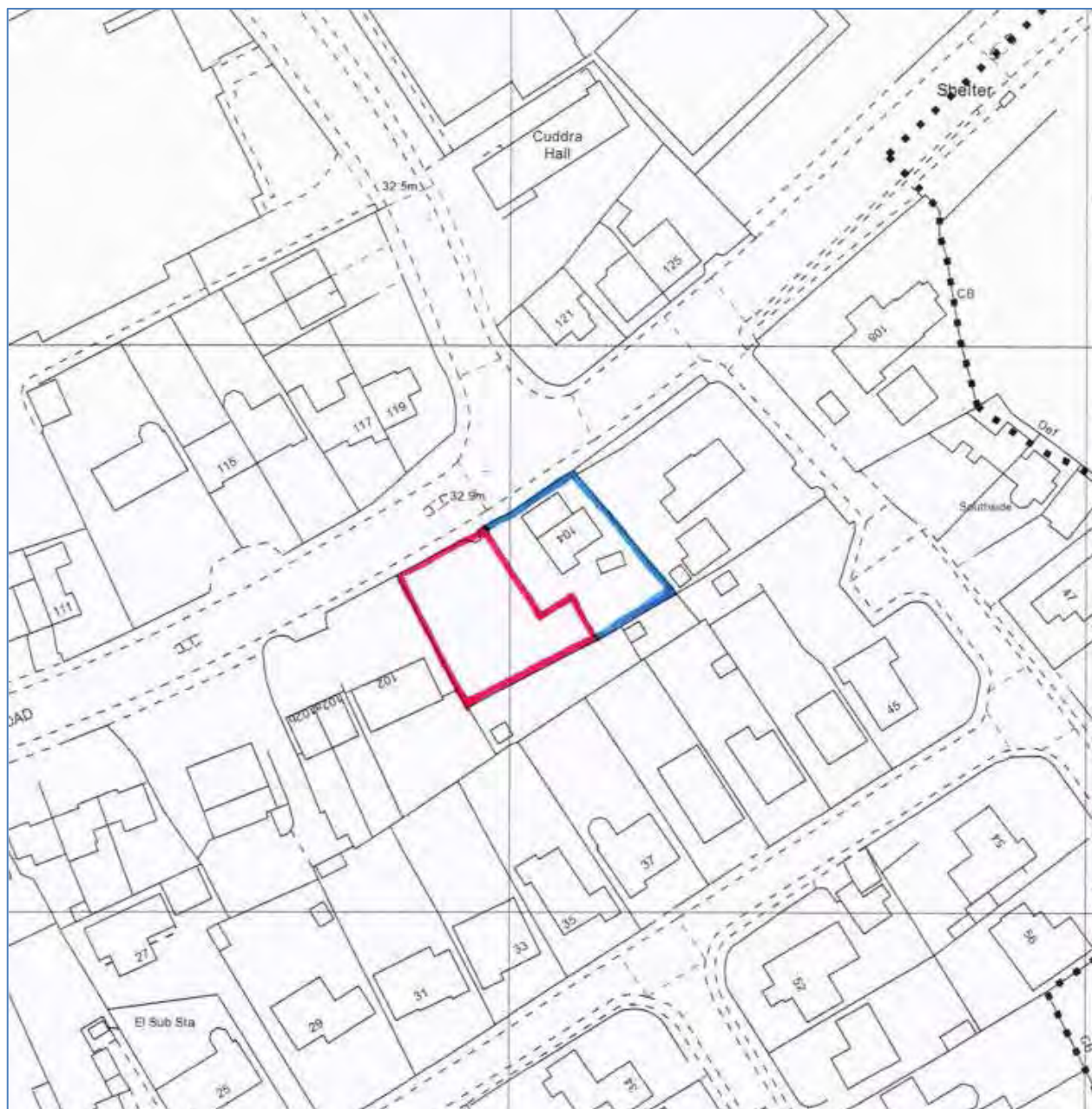


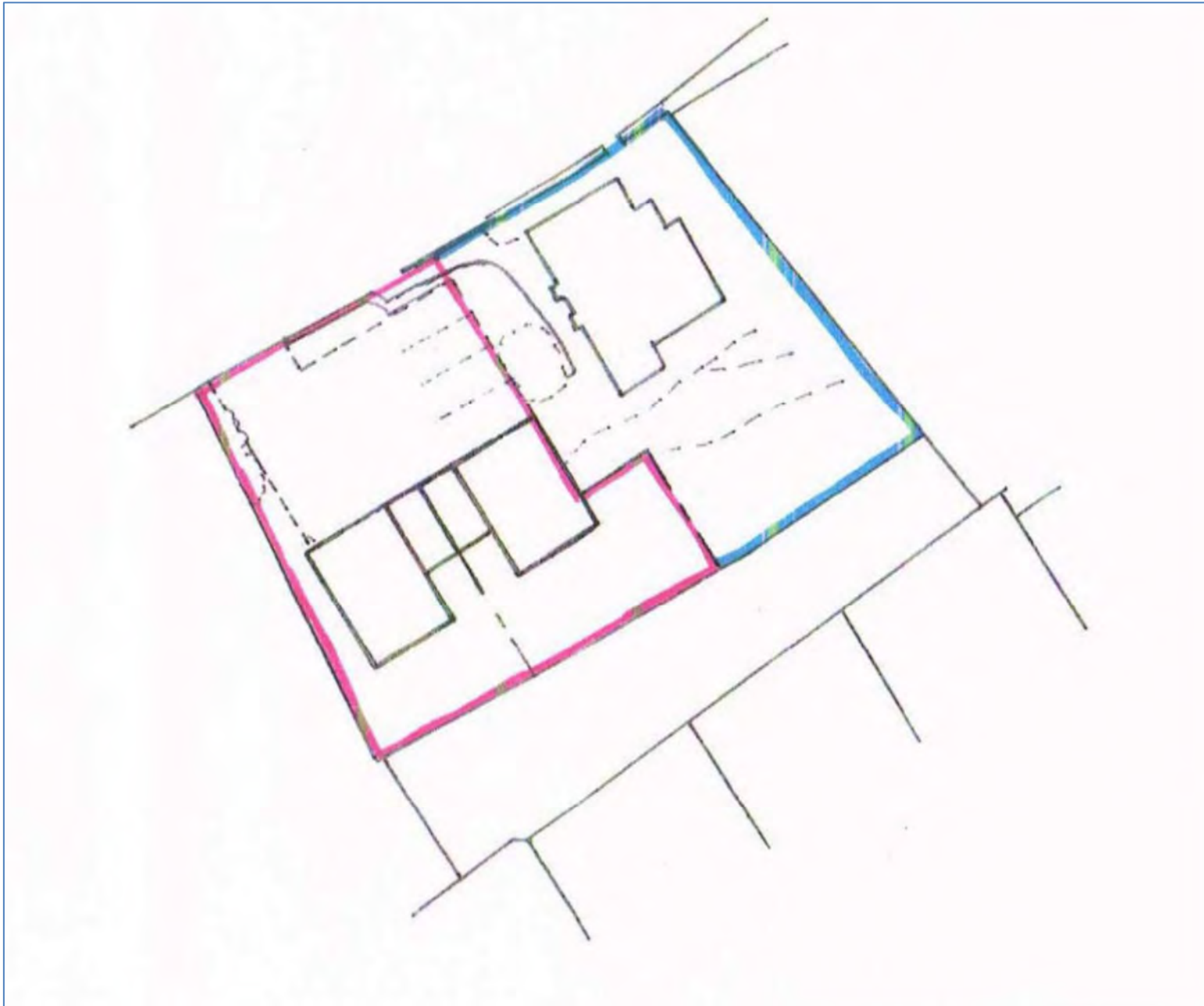
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Ref: 782/AM

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

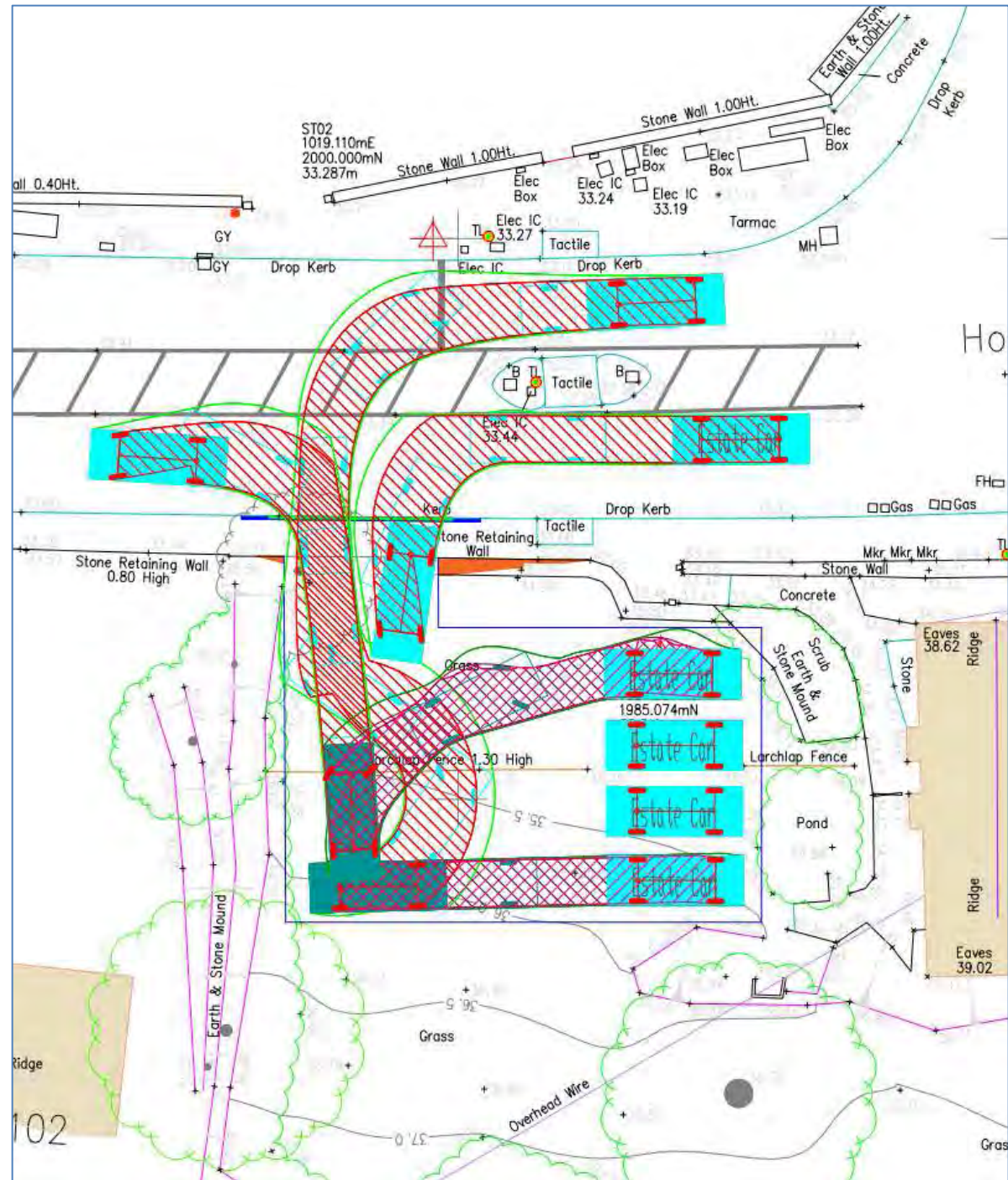
Location Plan – showing the proposed site outlined in red.





Indicative Site Layout Plan – not to scale

Proposed Access Arrangements –
not to scale





Photos (clockwise from top left) showing: View over part of the proposed site facing south east, View showing the top eastern corner of the site, View overlooking part of the site facing north, View from Holmbush Road showing part of the site frontage.