



## **LAND AT COOPERAGE ROAD TREWON PL25 5SL**

### **PLANNING PERMISSION FOR A DETACHED DWELLING WITH PARKING**

Jefferys are delighted to offer for sale this development opportunity in the village of Trewon. Accessed from Cooperage Road, with potential to access off The Green subject to permissions.

Planning permission has been granted for a new two bedroom dormer bungalow with off street parking and front/rear amenity areas and parking.

The village offers a good range of amenities and is ideally located on a bus route giving access to both the north and south coasts.

*For information the vendor is also selling a plot with planning permission in Foxhole please ask us for further details*

**[www.jefferys.uk.com](http://www.jefferys.uk.com)**

OFFICES: ST. AUSTELL • LOSTWITHIEL • LISKEARD



## ABOUT THE LOCATION

Trewoon is a traditional Cornish village and offers a range of local amenities including convenience store, post office, fish and chip shop, garage, hairdressers and community hall. The market town of St Austell is located approximately 2 miles distant, with a comprehensive range of amenities including mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Secondary Schools, College, Bowling Alley and a range of public houses. Approximately 14 miles and facing the Atlantic Ocean on the north coast is Newquay, the self-styled surfing capital of Britain, renowned for its sandy beaches at Fistral and Watergate Bay.

## PLANNING

### REFERENCE PA18/03132

The permission grants is for a new two bedroom bungalow dwelling with off street parking and front / rear amenity areas to the rear garden area of no.10 Cooperage Road. To access the property, it is proposed to demolish the existing garage/store adjoining no. 10 Cooperage Road and form a dedicated vehicular access for the new dwelling. This in turn will also form off street parking for no. 10 Cooperage Road. There is potential, subject to the relevant permissions, to create an entrance from The Green.

## PROPERTY

Permission has been granted for the erection of single detached dwelling consisting of: Entrance Hall, Kitchen/Diner, Lounge, Shower Room and to the first floor, 2 Bedrooms and bathroom. The property also benefits from parking and garage. The site area is 339m<sup>2</sup> (3648 sq ft), The proposed dwelling has a total internal floor area (excl. garage) of 103.2m<sup>2</sup> (1110 sq ft).

## SERVICES

It is understood that mains electricity, water and drainage services are available close by. Purchasers should make their own enquiries with the utility companies about connections.

## AGENTS NOTE

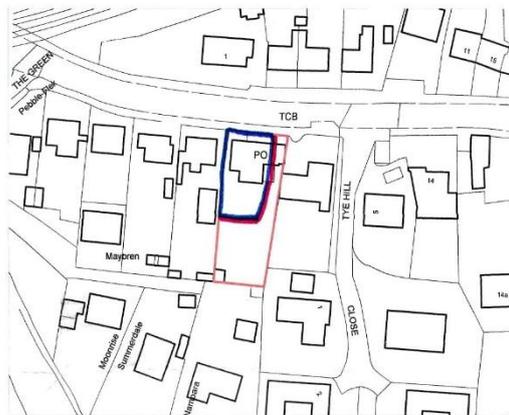
The purchaser will be liable for CIL Tax, but may be eligible for an exemption for a self-build project.

## DIRECTIONS

From our offices in Duke Street, St Austell, turn right onto South Street. At the mini roundabout go straight across and continue on South Street. At the double roundabout take the 3rd exit onto A390. Take the first right onto Edgcumbe Road (A3058) which leads into the village of Trewoon. The property is located on the left-hand side.

## VIEWING

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this land, or require any further information, please contact the office on 01726 73483.



## 2 LOCATION PLAN



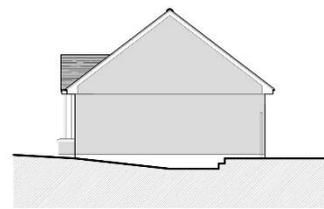
4 NORTH ELEVATION  
1:100 @ A1



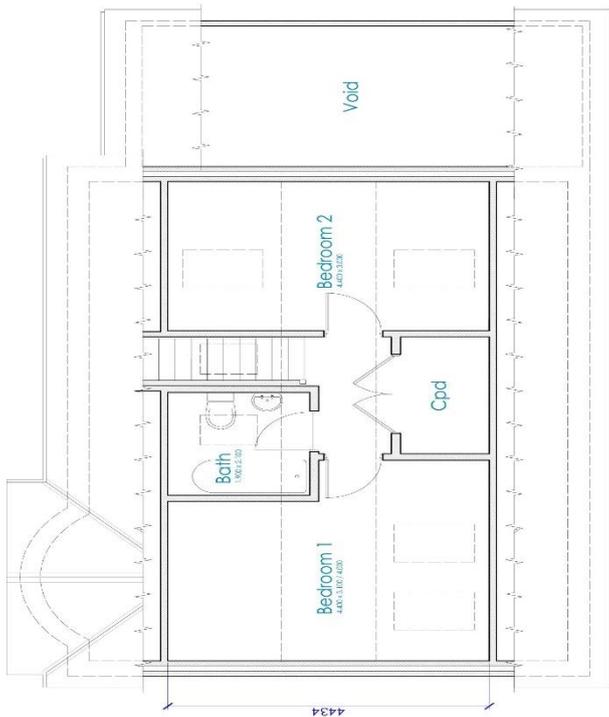
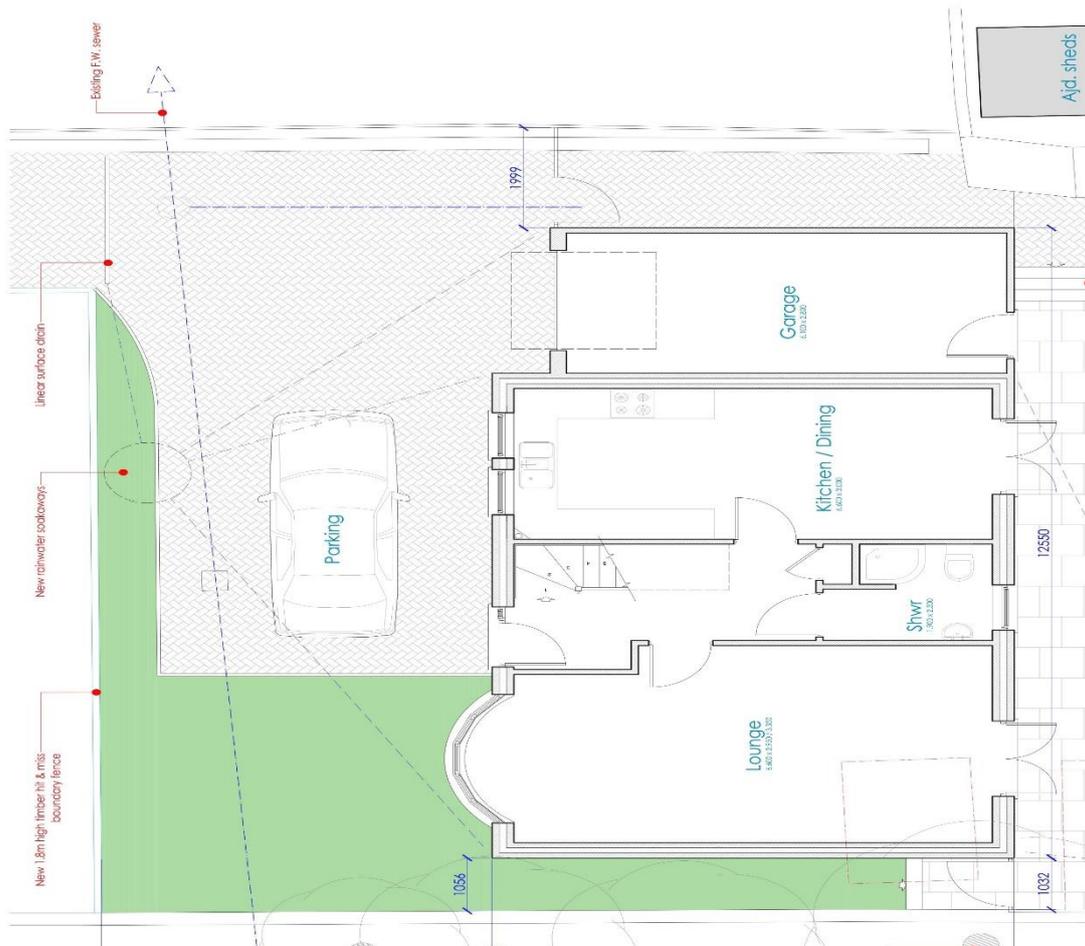
5 EAST ELEVATION  
1:100 @ A1



6 SOUTH ELEVATION  
1:100 @ A1



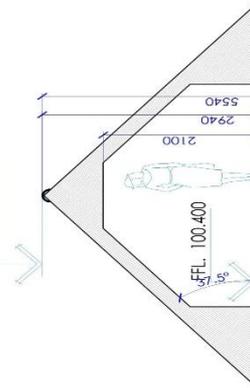
7 WEST ELEVATION  
1:100 @ A1



**2 FIRST FLOOR PLAN**  
1:50 @ A1

Internal floor area GF (excl. garage) 60.9m<sup>2</sup> (655 Sq Ft)  
Internal floor area FF 42.3m<sup>2</sup> (455 Sq Ft)  
TOTAL FLOOR AREA 103.2m<sup>2</sup> (1110 Sq Ft)

RIDGE 103.340



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