



Gloucester Avenue
Carlyon Bay
St. Austell
PL25 3PS

Asking Price £200,000

- BUILDING PLOT
- ACCESS FROM BEACH ROAD IN CARLYON BAY
- FULL PLANNING APPROVED
- DETACHED 3/4 BEDROOM HOUSE
- OFF STREET PARKING
- EXECUTIVE LOCATION
- PLANNING PORTAL PA21/08829
- WALKING DISTANCE TO THE BEACH
- CLOSE TO CHARLESTOWN NEIGHBOURING VILLAGE



Tenure - Freehold

Council Tax Band - New
Build

Floor Area - 1926.00 sq ft



BUILDING PLOT

This is an exceedingly rare south facing plot which has now been cleared and comes with full planning for an 'one off' individual three/four bedroom executive family house with the accommodation of 179m², with kitchen diner, living room, snug/study, ensuite bathroom and outside parking, garage and gardens. Plot extends to approx 70ft x 62ft
Planning Number:PA21/08829

LOCATION

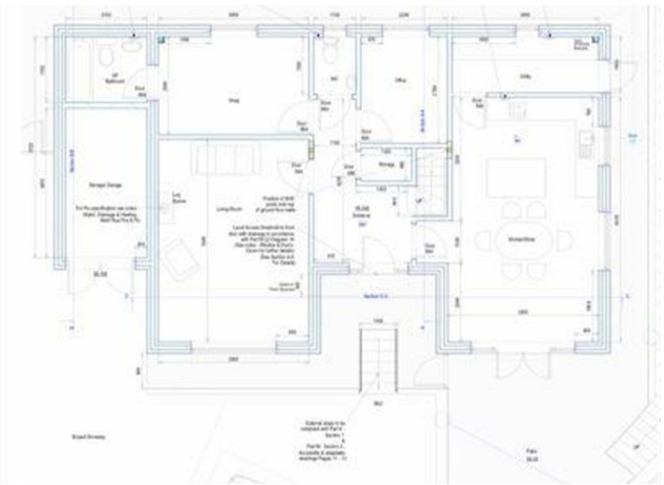
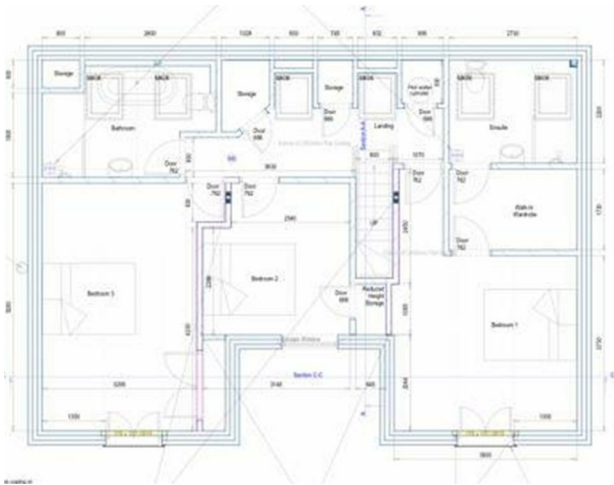
This plot is located in one of the most desirable areas in St Austell, if not Cornwall, convenient for wide range of local amenities with café, wine bars, golf course, local schools, and walking distance of local beaches, convenient for Charlestown famous for scenes from Poldark, Fowey, and the town of St Austell with a wide range of local shop, business and local railway station. The famous Eden project is also a short drive away as are local cycle ways, walks and many other popular beaches.

SERVICES

Mains water, electricity, drainage are not connected but are all nearby.

AGENTS NOTE

CIL due if the property was sold on completion would be: £18,688.05, please note the CIL payment reduces year on year the property is classed as lived in by the liable person(s) and then not applicable after the expiry of year 3



Directions To Property

From Charlestown direction head down Beach Road and past Sea road and Chatsworth road on the right and the plot should be found on the left hand side on the corner of Gloucester road.

Millerson Estate Agents
5-6 Market Street

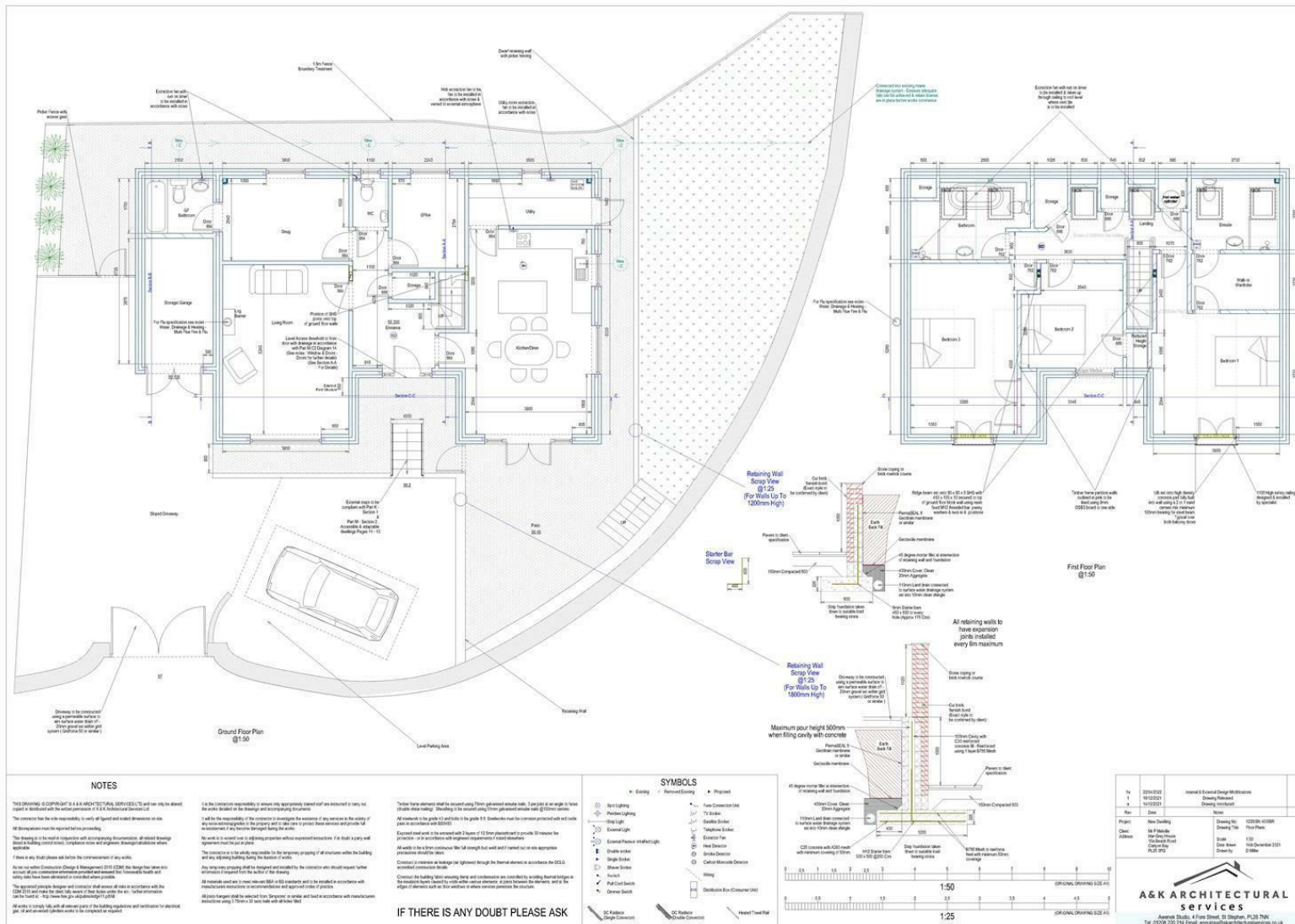
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Valuation Request



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

