



Trembear Road
St. Austell
PL25 5NY

Offers Over £675,000

- READY TO BUILD DEVELOPMENT SITE
- PLANNING PASSED FOR FIVE EXECUTIVE HOUSES
- SOUTHERLY VIEWS
- PARTLY LANDSCAPED
- SERVICES ALL NEARBY
- VALLEY VIEWS
- CUL-DU-SAC LOCATION
- EDGE OF TOWN
- RARE OPPORTUNITY



Tenure - Freehold

Council Tax Band - D

Floor Area - sq ft



null



nu



nu



null

Property

This is a landscaped development site where the present owner has spent a considerable amount of time and money to create a desirable, South facing site of five sizable plots with planning to build five stunning and very exclusive homes on the edge of this vibrant town.

Build ready and with services all nearby, this is a wonderful opportunity to buy a development site for stunning family homes, that certainly give you the best of luxury living offering contemporary design homes with an open plan living space which is flooded with light. The living spaces additionally expand out externally via doors onto patio garden areas. The properties are finished to an exceptionally high standard with no attention to detail overlooked.

Location

Trembear Road is situated on the fringe of St. Austell and offers an abundance of interesting walks making it an ideal area for dog lovers and cyclists. St. Austell has many amenities in the town centre which include the mainline railway station to London Paddington, leisure centre, public library range of primary, secondary schools, colleges and cinema and an extensive range of retail and businesses.

Nearby attractions include the historical Georgian port of Charlestown, well known for its feature in period dramas and feature films. The Eden Project is within 7 miles distance and the traditional fishing village of Mevagissey with its meandering streets, restaurants and harbour is close by too.

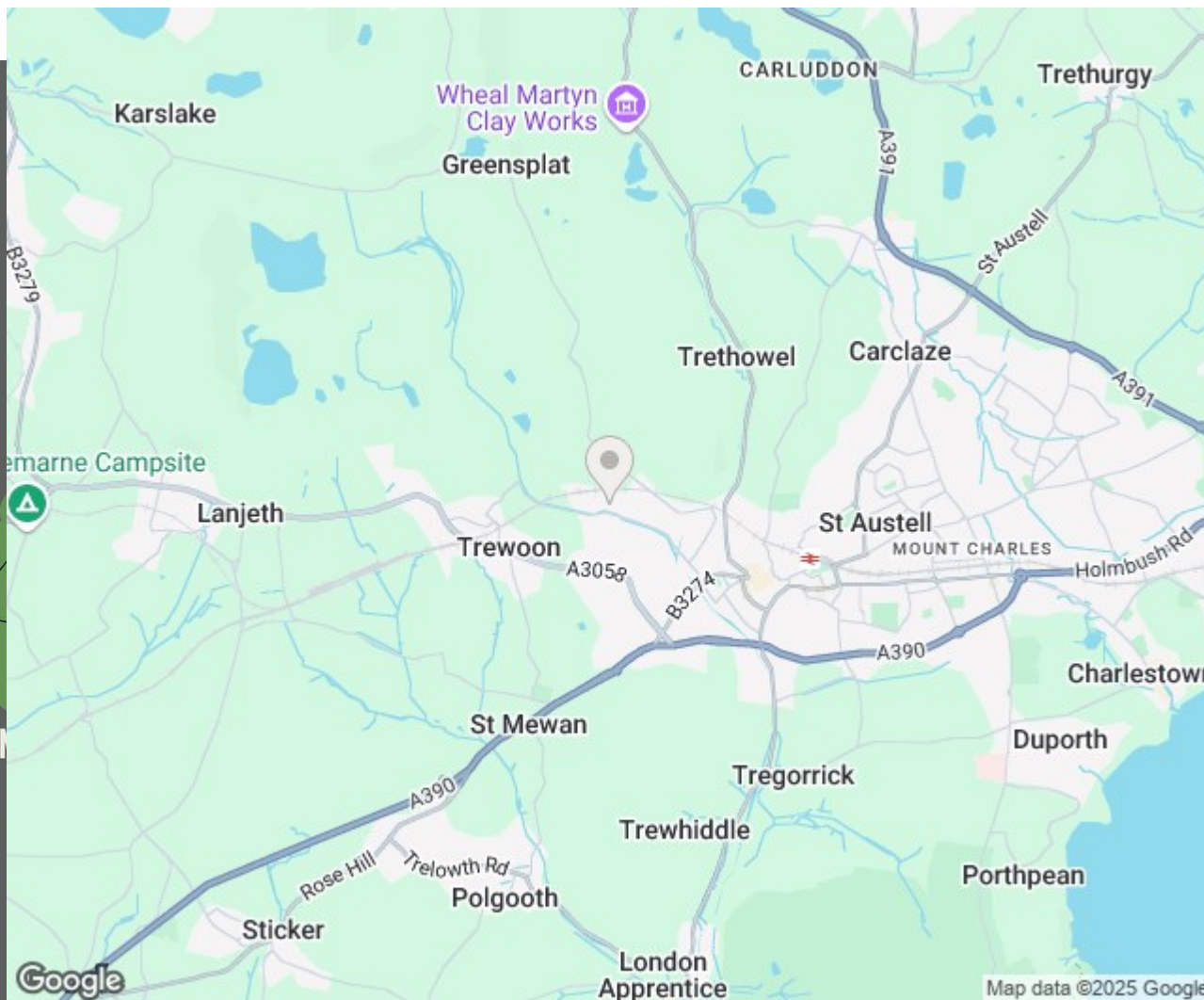
The Cathedral city of Truro being the main centre in Cornwall for business and commerce is approximately 15 miles away.

Planning Number

PA23/06098



SITE PLAN



Directions To Property

Leaving the Centre of St Austell, leave by Truro Road, and at the cross roads turn right at the Watermargin Chinese restaurant, and proceed down Gover Road, over the small bridge, and the road bears left and then turn right into Turnavean Road, and then next left into Trembear Road and proceed to the very end where you will be at the entrance of the site.

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Valuation Request



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Energy Efficiency 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		
England & Wales		
EU Directive 2002/91/EC		

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