

SITE FOR UPTO 4 DWELLINGS

CUDDRA ROAD HOLMBUSH ST AUSTELL PL25 3GA



- Outline Planning Permission PA23/05275, all matters reserved
- Situated on the fringe of recent new build residential development
- Approximately 0.10 hectares / 0.25 acres
- Offers Invited

view across site looking west



THE PROPERTY – PL25 3GA

The property comprises an approximate 0.10 hectare/0.25 acres land parcel located on the fringe of an existing recent residential development undertaken by Devonshire Homes, called Gwallon Keas. This development is a collection of c.200 homes ranging from 2-5 bedrooms.

This parcel was previously granted planning permission under a reserved matters application for an office building with dedicated parking. Subsequently our clients were granted outline planning permission for 4 dwellings under reference PA23/05275 with all matters reserved.

The site is situated approximately 100 metres up Cuddra Road from its junction with A390 Holmbush Road leading into Gwallon Keas. A short length of tarmac spur road with kerbing has been constructed from Cuddra Road and forms the access into the site.

HOLMBUSH, ST AUSTELL

The area of Holmbush is located on the eastern fringe of St Austell astride the A390 and offers small selection of independent shops including a local butcher, bakery, pet store and post office and well as a Tesco supermarket.

St Austell offers a wider choice of shops, services and amenities including two secondary schools, Cornwall College and a mainline railway station on the Penzance /Paddington line.

The stunning Cornish coastline is a short distance away at Carlyon Bay and Charlestown.

PLANNING & TECHNICAL

Cornwall Council granted outline planning permission dated 27 February 2024 under application PA23/05275 for up to 4 dwellings (in place of an approved office building under reference PA17/07933) with all matters reserved.

We have not undertaken any services enquiries, interested parties will need to make and rely on their own investigations.

A comprehensive planning & technical information pack is available via a drop box link, on request

METHOD OF SALE

Freehold For Sale by Private Treaty, Offers Invited

VIEWING

By appointment with KLP

what3words: entertainer.testy.slick

CONTACT: Darryl Hendley



Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

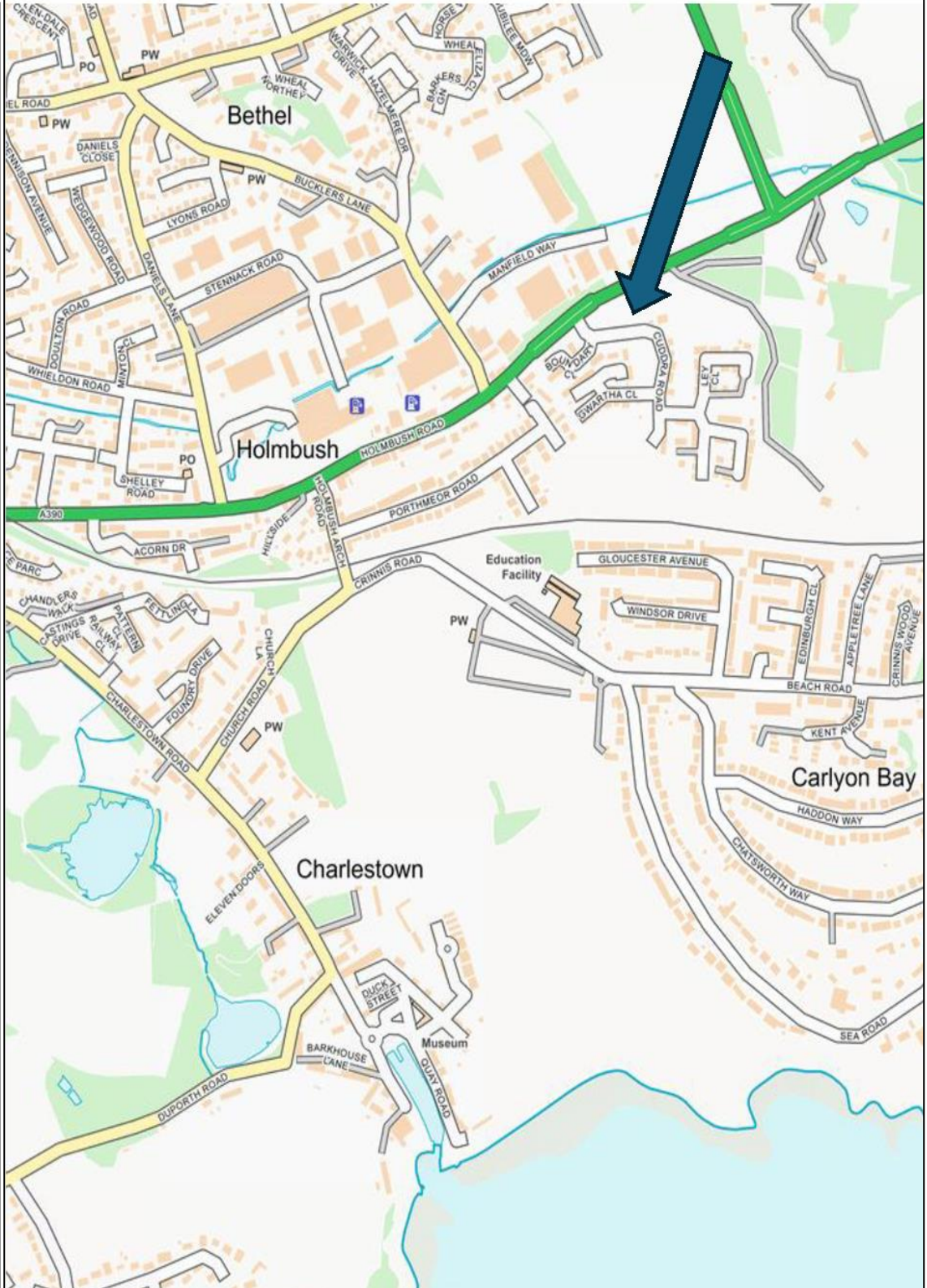
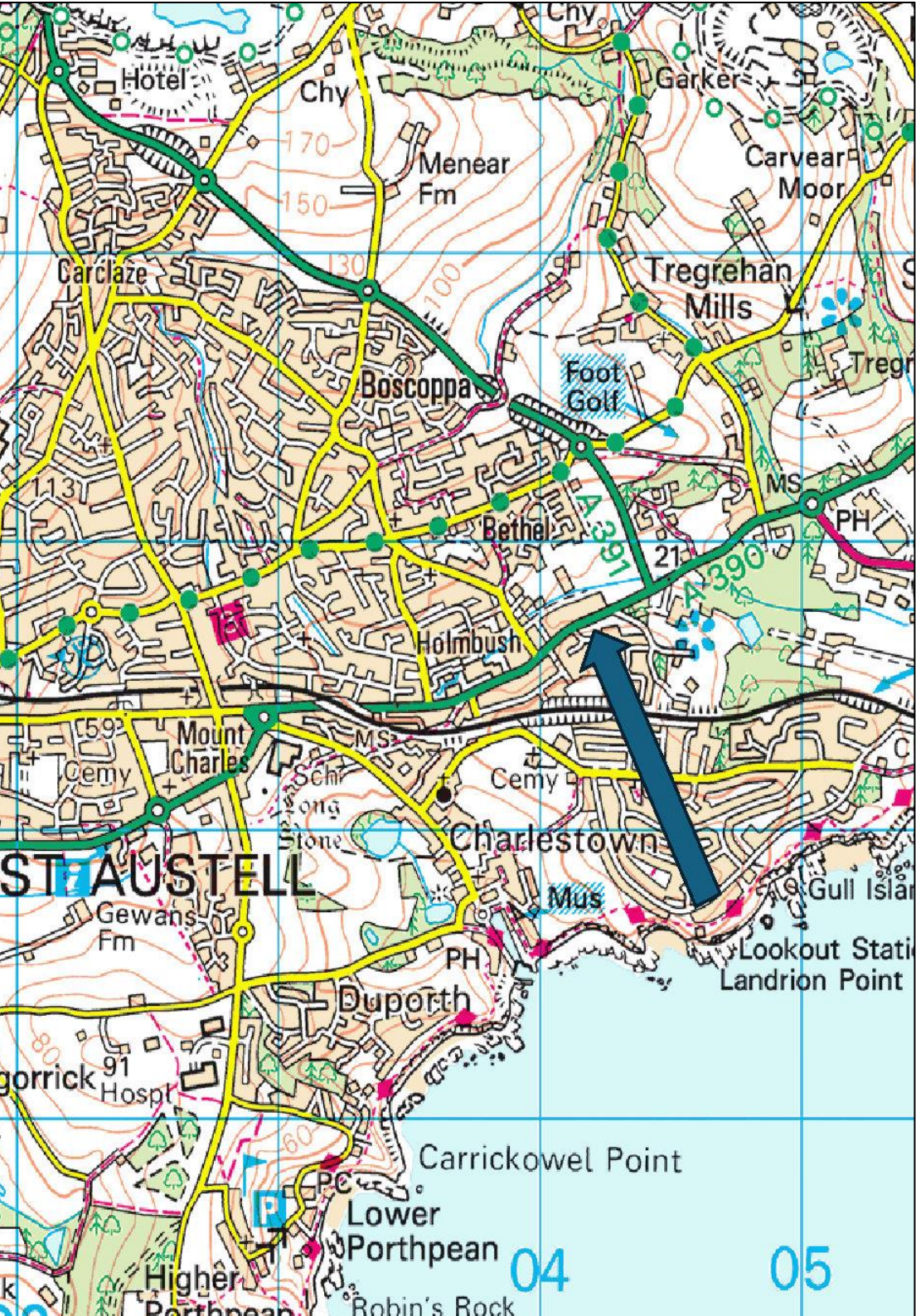
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Ref 957/DH/R1

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.



Key:

 ManCo land to be transferred to purchaser



Approximate land to be sold shown by a red line around the boundary - Not to Scale
The scheme shown was for an office building approved under application PA17/07933

APP	DATE	DESCRIPTION	BY	CHK
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DEVON SHIRE HOMES	
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FOR INFORMATION

Gwallon, St Austell

Redline Boundary

0m	3000	30m	SCALE	DATE	DATE
			RM/TS	A3	Feb 24

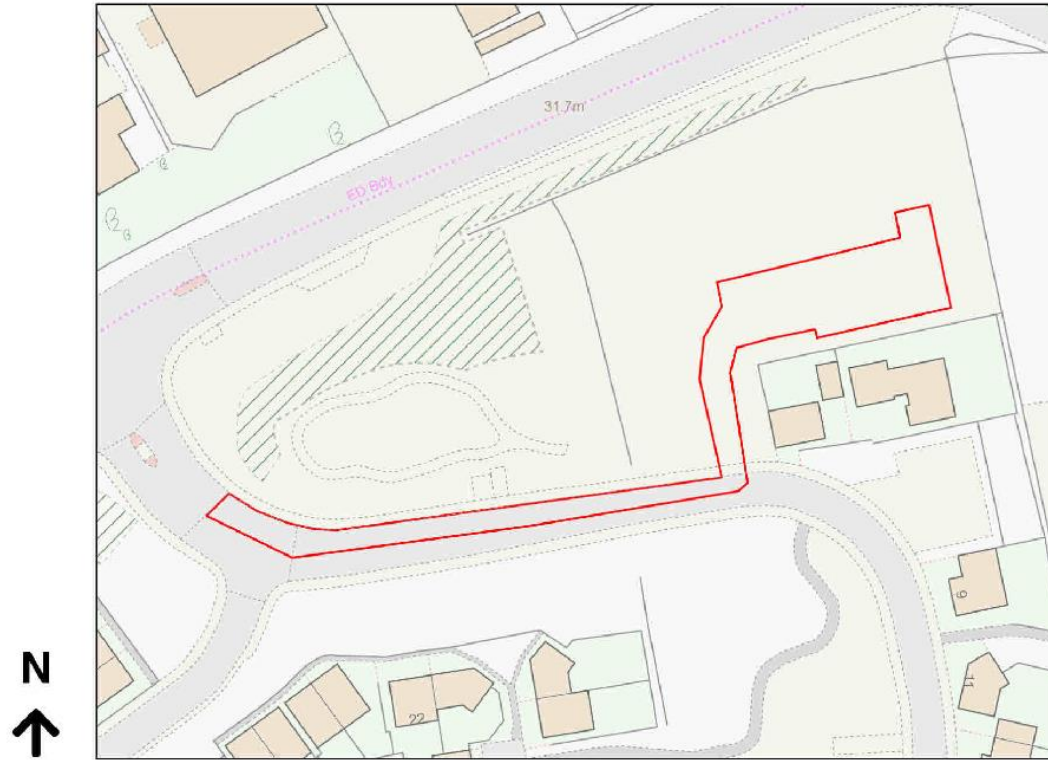
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OR SUBMITTED TO OTHER PARTIES WITHOUT THEIR PERMISSION DO NOT SCALE THIS DRAWING

Location Plan

Site Address: Easting: 204259 Northing: 52700

Date Produced: 27-Jun-2023



Planning Portal Reference: PP-12222827v1



Proposed access



Across site looking east



From east boundary looking south



Across site looking west



KLP
KITCHENER
LAND AND PLANNING

view across site looking east