



MAY WHETTER & GROSE

**DEVELOPMENT PLOT PENARTH FORE STREET, STICKER, PL26
GUIDE PRICE £125,000**



WITHIN THE HEART OF THE MUCH SOUGHT AFTER VILLAGE OF STICKER IS THIS INDIVIDUAL BUILDING PLOT FOR AN ARCHITECTURALLY DESIGNED FOUR BEDROOM DETACHED HOME. PLANNING APPLICATION NO. PA21/05492. A THOUGHTFULLY LAID OUT DESIGNED FAMILY REDISENCE WITH A LARGE PARKING AREA AND GARAGE PLUS A GENEROUS SIZED REAR GARDEN.

EPC: F



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Directions



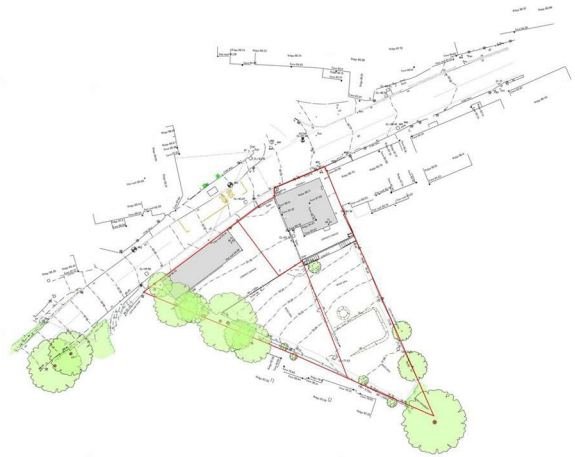
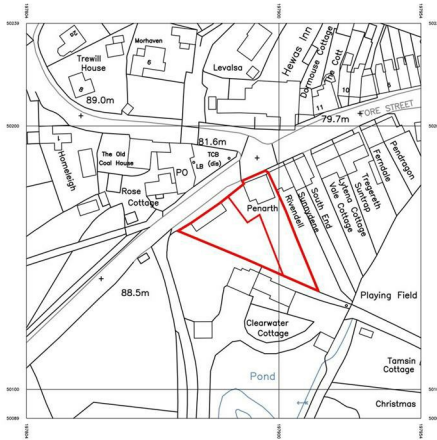
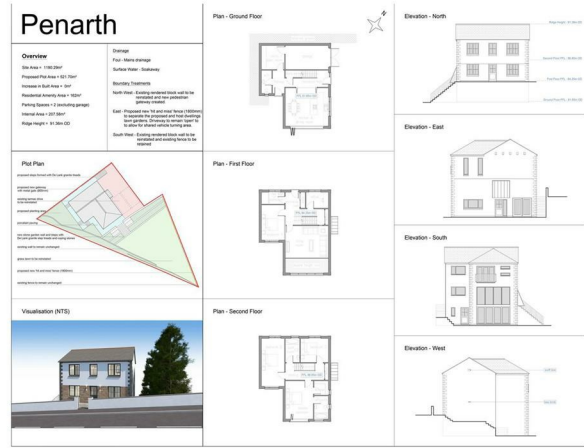
From St Austell come down into the village of Sticker, passed the communal car park on your left and repair garage, carrying on up and the property will be almost opposite the junction located on the left hand side opposite the shop. A board will be in situ.

Agents Notes



The currently occupied hard standing area and garage workshop area will need to be cleared. We are also lead to believe that mains services are on site.

Council Tax Band: C



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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Penarth

Overview

Site Area = 1185.25m²
 Proposed Plot Area = 521.75m²
 Increase in Built Area = 0m²
 Residential Amenity Area = 162m²
 Parking Spaces = 2 (excluding garage)
 Internal Area = 207.58m²
 Ridge Height = 91.36m OD

Drainage

Foul - Mains drainage
 Surface Water - Soakaway
 Boundary Treatments
 North West - Existing rendered block wall to be removed and new pedestrian gateway created.
 East - Proposed new 1m high stone fence (1800mm) to separate the proposed and foot dwellings built gardens. Gateway to remain open to allow for shared vehicle turning area.
 South West - Existing rendered block wall to be removed and existing fence to be retained.

Plot Plan



Visualisation (NTS)



Plan - Ground Floor



Plan - First Floor



Plan - Second Floor



Elevation - North



Elevation - East



Elevation - South



Elevation - West



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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