

MAY WHETTER & GROSE

10-12 HIGH CROSS STREET, ST AUSTELL, PL25 4AA
PRICES FROM £250,000



AVAILABLE FOR PURCHASE IN 2 STAGES

STAGE 1 - GUIDE PRICE £250,000 FOR CONVERSION TO 10 UNITS

WITH 12 MONTH OPTION TO PURCHASE

STAGE 2 - GUIDE PRICE £500,000 FOR NEW BUILD 34 UNITS



Piran House, 11 Fore Street, St Austell, Cornwall, PL25 5PX . Tel: 01726 222967
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH
Website: www.maywhetter.co.uk E-mail: sales@maywhetter.co.uk

LOCATION



The property is situated just off the main town centre half way up High Cross Street from where it is a very short walk from the bus and railway station. The rear side of the development is off East Hill. The A30 trunk road providing quick access out of the County is less than 6 miles to the North whilst the airport at Newquay is a drive of approximately 30 minutes. St Austell offers an excellent range of shopping, educational and recreational facilities and Truro with its comprehensive range of services and facilities is approximately 14 miles to the West.

PROPERTY



The Old Post Office and Sorting Rooms is a substantial premises fronting High Cross Street and with access off East Hill also. The "front" section has planning for conversion into 10 residential units (please see agents planning notes)
The rear section, the former sorting rooms, and lower former parking area has planning consent for 34 conversion/new build units.

PLANNING



Planning application PA17/11826 - shows Grant of Conditional Planning Permission for the ground floor 2 units

Planning application PA18/00915 - shows the main section for 8 units will not require planning consent under General Permitted Development.

Planning application PA21/06742- shows the rear section new builds for 24 units

Cornwall Council 39 Penwinnick Road St Austell Cornwall PL25 5DR

Email: planning@cornwall.gov.uk

Tel: 0300 1234151

Web: www.cornwall.gov.uk

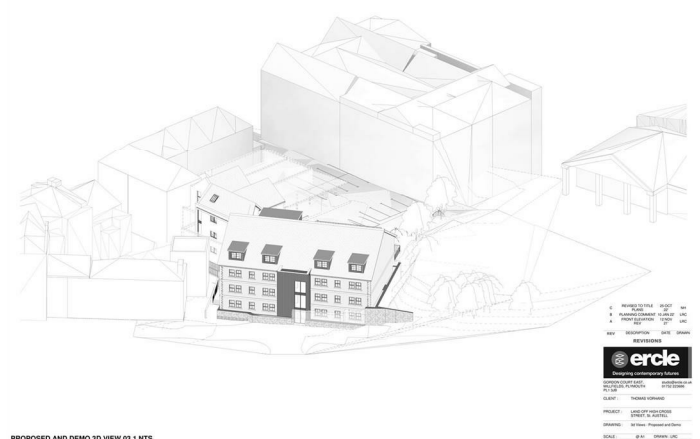
BUILDING REGULATIONS

A full set of building regulations information is prepared and available for potential buyers to aid speed of development.

PLANS AND DRAWINGS



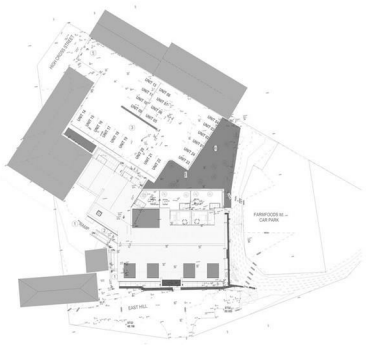
Please ask for plans and drawings of existing and planned property layouts or please see Cornwall On Line planning portal with the above numbers.



PROPOSED AND DEMO 3D VIEW 03 LINTS

1. REVISIONS
 2. ercle
 3. PROJECT
 4. SCALE
 5. NUMBER

SURVEY - Proposed Site Plan



Proposed Site Plan Legend:
 1. Internal Access
 2. External Access
 3. Footpath/Driveway
 4. Building Footprint
 5. Existing Public Open Space
 6. Proposed Public Open Space
 7. Proposed Landscaping
 8. Proposed Retaining Wall
 9. Proposed Fencing
 10. Proposed Planting



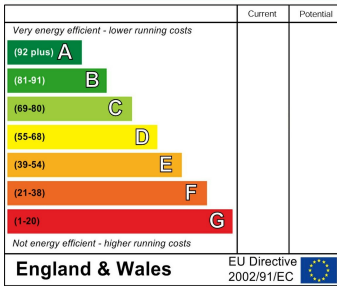
SECTION 106



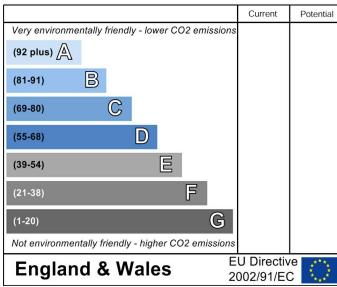
A copy of the section 106 is available by request.
 Educational facilities contribution £21,888
 Health facilities contribution £12,084
 Affordable Housing off site contribution £244,800 including an enabling fee of £23,400
 Public Open Space 32,520



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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