



MAY WHETTER & GROSE

10 - 12 HIGH CROSS STREET, ST. AUSTELL, PL25 4AB 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



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

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Tel: 0300 1234151

Web: www.cornwall.gov.uk

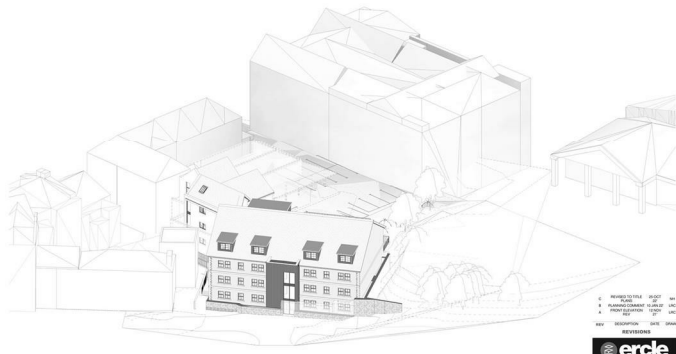
BUILDING REGULATIONS

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.

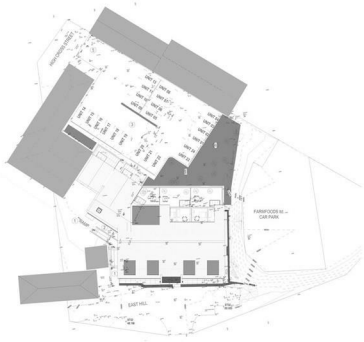


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PROPOSED AND DEMO 3D VIEW 03 LINTS



SECTION 106



Proposed Site Plan Legend:
 1. Proposed Building
 2. Proposed Access Road
 3. Proposed Parking
 4. Proposed Public Open Space
 5. Proposed Affordable Housing
 6. Proposed Health Facilities
 7. Proposed Educational Facilities
 8. Proposed Other Facilities
 9. Proposed Other Land
 10. Proposed Other Buildings
 11. Proposed Other Structures
 12. Proposed Other Features
 13. Proposed Other Elements
 14. Proposed Other Details
 15. Proposed Other Annotations
 16. Proposed Other Information
 17. Proposed Other Notes
 18. Proposed Other Comments
 19. Proposed Other Remarks
 20. Proposed Other Observations
 21. Proposed Other Findings
 22. Proposed Other Conclusions
 23. Proposed Other Recommendations
 24. Proposed Other Suggestions
 25. Proposed Other Advice
 26. Proposed Other Guidance
 27. Proposed Other Direction
 28. Proposed Other Instruction
 29. Proposed Other Requirement
 30. Proposed Other Obligation
 31. Proposed Other Duty
 32. Proposed Other Liability
 33. Proposed Other Responsibility
 34. Proposed Other Accountability
 35. Proposed Other Authority
 36. Proposed Other Power
 37. Proposed Other Jurisdiction
 38. Proposed Other Competence
 39. Proposed Other Capacity
 40. Proposed Other Ability
 41. Proposed Other Skill
 42. Proposed Other Knowledge
 43. Proposed Other Expertise
 44. Proposed Other Experience
 45. Proposed Other Qualification
 46. Proposed Other Accreditation
 47. Proposed Other Certification
 48. Proposed Other Registration
 49. Proposed Other Licensing
 50. Proposed Other Permitting
 51. Proposed Other Approval
 52. Proposed Other Authorization
 53. Proposed Other Consent
 54. Proposed Other Agreement
 55. Proposed Other Understanding
 56. Proposed Other Arrangement
 57. Proposed Other Deal
 58. Proposed Other Transaction
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 63. Proposed Other Step
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 65. Proposed Other Procedure
 66. Proposed Other Protocol
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SURVEY - Proposed Site Plan

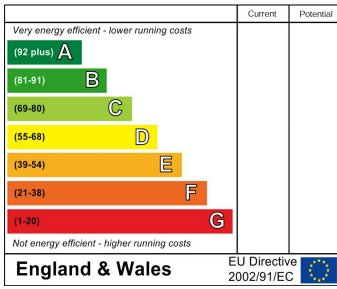


A copy of the section 106 is available by request.
 Educational facilities contribution £21,888
 Health facilities contribution £12,084
 Affordable Housing off site contribution £244,800
 including an enabling fee of £23,400
 Public Open Space 32,520

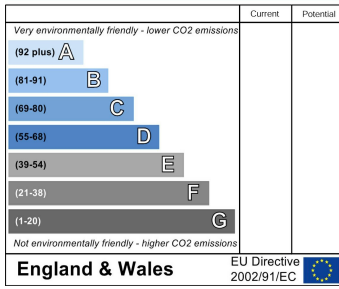




Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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