

MAY WHETTER & GROSE

THE SCOUT HUT TRENANCE ROAD, ST. AUSTELL, PL25 5AL GUIDE PRICE £120,000



A RARE AND EXCITING OPPORTUNITY TO PURCHASE THIS FORMER SCOUT HUT AND ASSOCIATED LAND.

THE SITE LENDS ITSELF TO DEVELOPMENT IN AN EVER INCREASING POPULAR AREA OF ST AUSTELL.

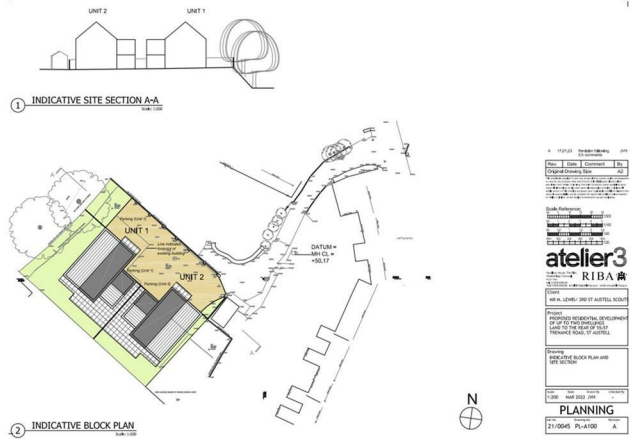
ACCESSED VIA A SHARED LANE FROM TRENANCE ROAD THE SITE IS NESTLED IN A QUIET POSITION.

OUTLINE PLANNING IS IN PLACE WITH ALL MATTERS RESERVED FOR DEMOLITION OF EXISTING SCOUT HUT AND CONSTRUCTION OF UP TO TWO DWELLINGS, LANDSCAPING AND ASSOCIATED WORKS. REF. NO: PA22/10610

WE UNDERSTAND THE SITE TO BE FULLY CONNECTED TO GAS, WATER AND ELECTRICITY SERVICES.



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



THE SITE

An interesting site close to St Austell town centre formerly the local Scout Hall.

PLANNING

Outline planning is in place with all matters reserved for demolition of existing Scout Hut and construction of up to two dwellings, landscaping and associated works. Ref. No: PA22/10610

LOAL AUTHORITY

Cornwall Council.

New County Hall, Treyew Rd, Truro TR1 3AY Phone:
0300 123 4151

Planning - www.cornwall.gov.uk/planning-and-building-control/planning-applications

VIEWING

STRICTLY BY APPOINTMENT WITH THE AGENTS:

By appointment with the Vendors agent:


MAY WHETTER AND GROSE, 11 Fore Street, St


Austell. PL25 5PX

01726 222967

robin@maywhetter.co.uk

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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