



**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.

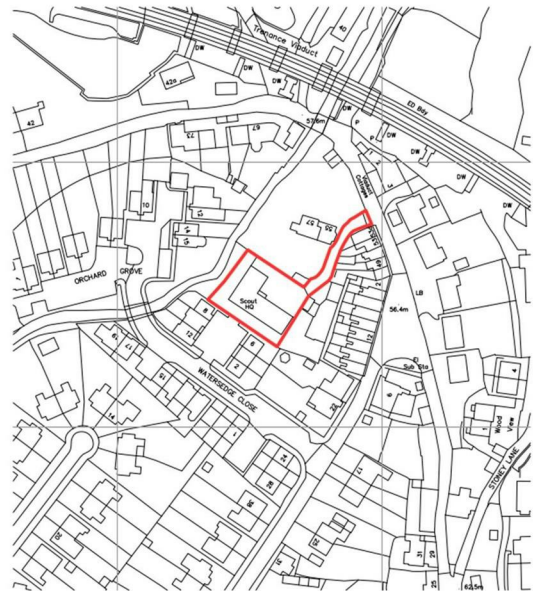
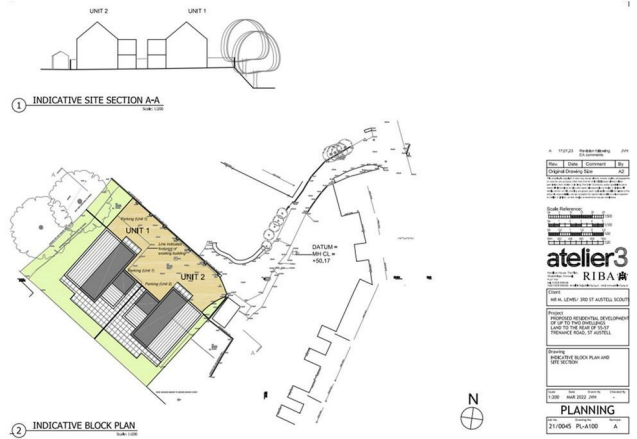
ACCESSED VIA A SHARED LANE FROM TRENANCE ROAD THE SITE IS NESTLED IN A QUIET POSITION.

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.







**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](http://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](mailto:robin@maywhetter.co.uk)

[nathan@maywhetter.co.uk](mailto:nathan@maywhetter.co.uk)

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

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



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