

Detached Building With Planning

Auction Date:
30th October 2025

📍 The Vestry Rooms, 25 Fore Street, St. Erth, Hayle, Cornwall, TR27 6HT

GUIDE PRICE

£70,000+ ^{*} + FEES



Scan the QR code to view the property online



CATEGORY

🏠 Vacant Residential

TENURE

🏠 Freehold

A detached property situated within the village of St Erth which offers easy access to the A30 and the extremely popular coastal town of St Ives, which is about six miles distant.

The property has the benefit of planning permission (and associated Listed Building consent) for change of use from a community office building to a dwellinghouse and alterations.

EXISTING ACCOMMODATION

GROUND FLOOR

Open-plan space, kitchenette and W.C. Internal staircase to the first floor.

FIRST FLOOR

Open-plan space.

OUTSIDE

External staircase to the first floor.

EPC RATING: TBC

PROPOSED ACCOMMODATION

GROUND FLOOR

Entrance hallway, bedroom and bathroom. Internal staircase to the first floor.

FIRST FLOOR

Open-plan living room/kitchen.

OUTSIDE

External staircase to the first floor.

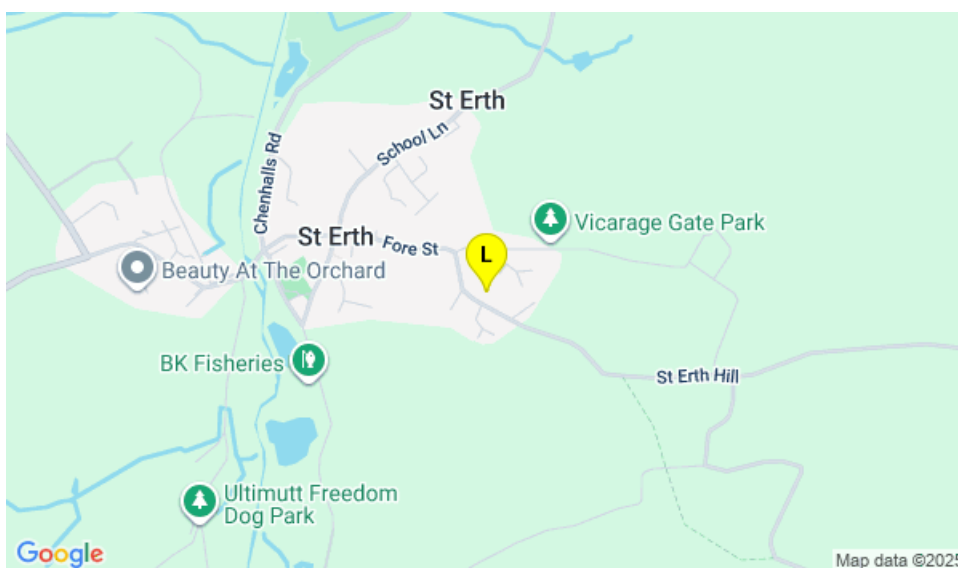
PLANNING

Planning Permission has been granted by Cornwall Council under Ref: PA25/01157, dated 15th May 2025, for change of use from community office building to dwellinghouse, and alterations, subject to conditions.

Further to this, Listed Building consent for change of use from community office building to dwellinghouse, and alterations has been granted under Ref: PA25/01158 dated 15th May 2025.

A copy of the Planning Consents and accompanying documents may be downloaded from the Local Planning Authority website, cornwall.gov.uk. Tel: 0300 1234 151.

FREEHOLD WITH VACANT POSSESSION



The map and satellite images are based on postcode information and are available for for directions only. They may not necessarily show the exact lot being offered, but will be in close proximity. Please refer to the sale plan in the legal documentation for precise details of the lot to be sold.

James Lofthouse/Katie Semmens
on [01392 366555](tel:01392366555)

Joint Agents



Andrew Exelby Estate
Agents
[01736 697 414](tel:01736697414)

Additional Pictures



Important

All lots are sold subject to the legal documentation which includes the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

* Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

Additional Fees

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to [Buyers Fees](#)