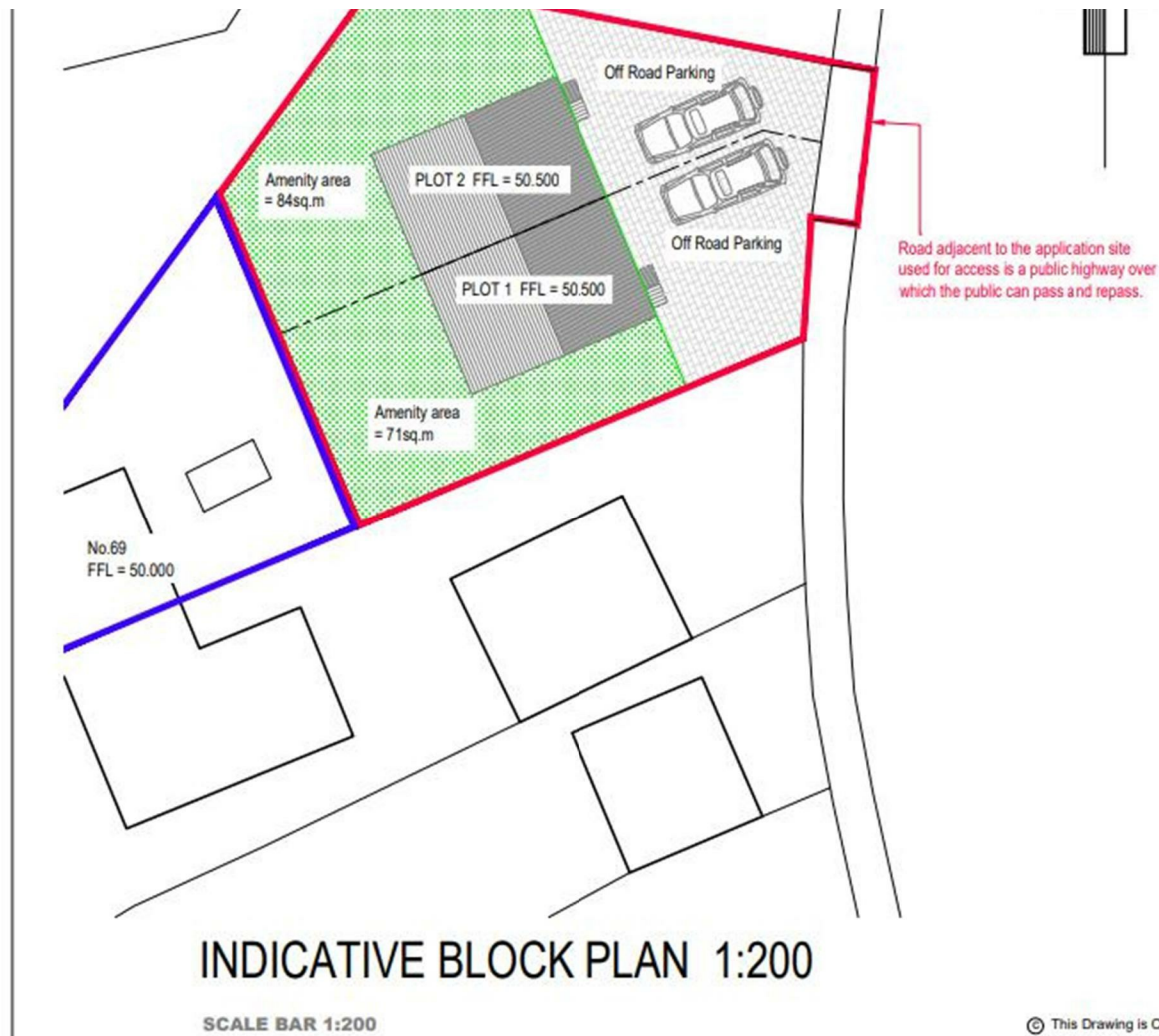


Creakavose
St. Stephen
St. Austell

PL26 7NZ

Guide Price £120,000

- PLANNING NUMBER :
PA24/09280
- TWO/THREE BED SEMI-
DETACHED PROPERTIES
- FULL PLANNING APPROVED
 - POTENTIAL TO BE
CONNECTED TO MAINS
SERVICES
- OPPORTUNITY TO BUILD YOUR
OWN HOME
- WITHIN WALKING DISTANCE
TO LOCAL AMENITIES
- LEVEL AND ACCESSIBLE PLOT
 - GOOD LINKS TO THE A30
 - TUCKED AWAY LOCATION
- PLEASE SEE MATERIAL
INFORMATION



Tenure - Freehold

Council Tax Band - Exempt

Floor Area - sq ft



PROPERTY DESCRIPTION

Millerson Estate Agents are pleased to present this outstanding building plot located in the highly sought-after area of Creakavose. This impressive site offers a rare and exciting opportunity for purchasers looking to create their dream homes, with full planning permission granted for two residential dwellings. Whether you are an aspiring self-builder, a developer, or someone seeking a multi-generational living arrangement, this plot provides exceptional flexibility and potential.

The land enjoys a convenient and desirable position, benefiting from easy access to a wide variety of local amenities including shops, schools, healthcare facilities, and leisure options. Excellent transport links are close by, ensuring straightforward connections to neighbouring villages and major towns, making commuting or exploring the wider area extremely convenient.

Offering an attractive blend of rural surroundings and accessibility, this building plot represents a fantastic opportunity to bring a bespoke project to life in a popular Cornish location.

LOCATION

This land is located in the heart of the village of St Stephen-in-Brannel, with a range of local amenities just a short walk away, including a doctor's surgery, parish church, convenience shop, post office, public house, and both primary and secondary schools.

A bus stop close to the site provides convenient links to neighbouring towns and villages such as Newquay, Truro and Fraddon. St Austell town centre is only a short drive away and offers an extensive selection of shopping, educational and leisure facilities, including a mainline railway station, leisure centre, supermarkets, colleges, and additional schools.

AGENTS NOTES

Planning No. PA24/09280

*Please note: There is currently an uplift clause on the land however this is in the process of being removed.

SERVICES

This plot has the potential to be connected to mains services.

MATERIAL INFORMATION

HM Land Registry Title Number - PA24/09280

Description of the Land / Building Plot - Outside planning for two, 2/3 bed dwellings

Freehold or Leasehold - Freehold

Do any Services run across or over the Land / Building Plot - This plot has the potential to be connected to mains services.

Are there any covenants or restrictions on Land / Building Plot - There is currently an uplift clause on the land however this is in the process of

being removed.

Are there any Tree Preservation Orders on the Land / Building Plot - No
Please confirm the Planning Permission and Planning Application Number on the Land / Building Plot - PA24/09280

Is the Land / Building Plot located in a Conservation Area - No

How is the Land / Building Plot accessed - Road directly to plot

Who owns the boundaries of the Land / Building Plot - The vendors

What are the Parking Arrangements on the Land / Building Plot - There is off road parking.

Are there any Dangers or Safety Concerns at the Land / Building Plot - No.

Have there been any disputes or complaints relating to this Land / Building Plot - No.

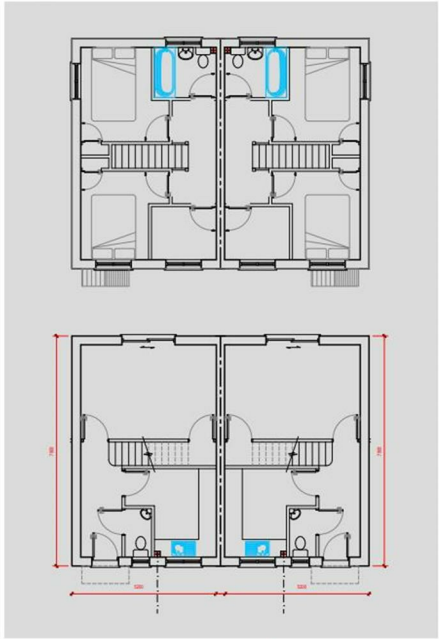
Is the Land / Building Plot covered by Insurance - So far it has been covered by the vendors own home insurance policy.

If Land, does the vendor receive any subsidies - No.

Is the Land / Building Plot located in a Tin/Clay Mining Area? If so, is a recent Mining Search available - No

Is the Land / Building Plot effected by Japanese Knotweed- No.

Are you aware of any Crime taking place on your Land / Building Plot - No.



INDICATIVE GROUND &
FIRST FLOOR PLANS 1:100

SCALE BAR 1:100

© This Drawing is Copyright. Note: Drawing to be printed

Date	Scale
NOV 2024	AS SHOWN
Drawing No.	Revision
01	-

Dhilin Wadraw Architectural Practice

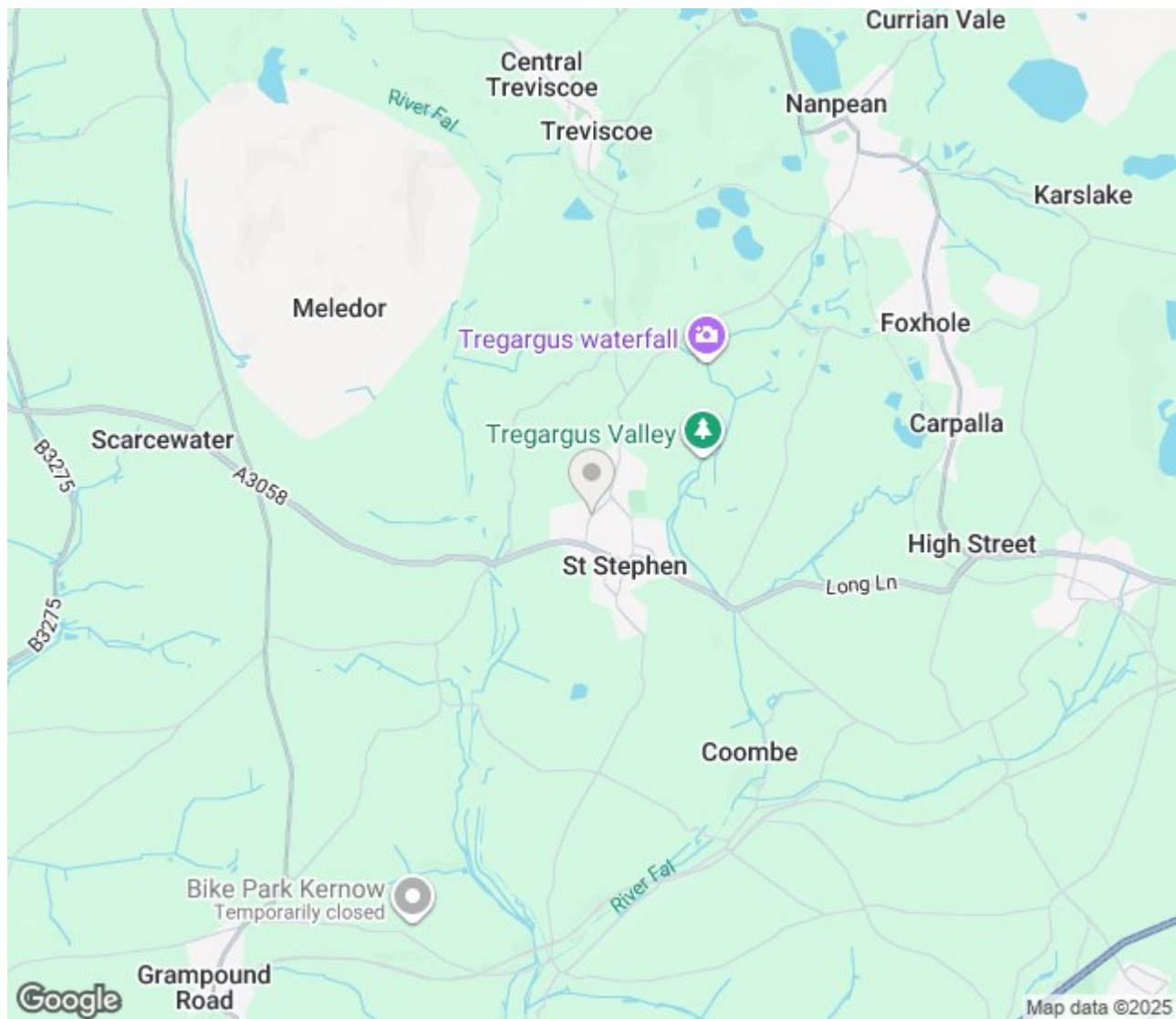


Use typical elevations only for construction purposes.
All dimensions to be checked on site and any discrepancies to
be reported to the architect immediately.
This drawing is for general information only and does not constitute
specifications and structural engineer's calculations for the project.

INDICATIVE ELEVATIONS 1:100

SCALE BAR 1:100

© This Drawing is Copyright. Note: Drawing to be printed at A2 size for correct scale.		
Date	Scale	Project Description/Location/Client
NOV 2024	AS SHOWN	OUTLINE PLANNING FOR 2 DWELLINGS



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Cornwall

PL25 4BB

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T: 01726 72289

www.millerson.com

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