

These garages have now
been demolished and the
site cleared

LAND AT ANNS CRESCENT FOXHOLE PL26 7UP

PLANNING PERMISSION FOR A DETACHED DWELLING WITH PARKING

Jefferys are delighted to offer for sale this development opportunity in the village of Foxhole. In an off-road setting, accessed via a driveway, the plot is situated within a small select development of existing executive homes with countryside views. Planning permission has been granted for an appealing three bedroom detached house with garden and parking.

The village offers a good range of amenities and is ideally located on a bus route giving access to both the north and south coasts.

For information the vendor is also selling a plot with planning permission in Trewoon please ask us for further details

www.jefferys.uk.com

OFFICES: ST. AUSTELL • LOSTWITHIEL • LISKEARD



ABOUT THE LOCATION

Foxhole is a traditional Cornish village and offers a range of local amenities including convenience store, post office, health centre, fish and chip shop, school and recreation ground and is on a regular bus route. The market town of St Austell is located approximately 5 miles east with a comprehensive range of amenities including mainline railway station to London Paddington, Recreation Centre, Library, Cinema, Secondary Schools, College, Bowling Alley and a range of public houses. Approximately 12 miles and facing the Atlantic Ocean on the north coast is Newquay, the self-styled surfing capital of Britain, renowned for its sandy beaches at Fistral and Watergate Bay.

PLANNING

REFERENCE PA14/11595

Please note that the permission relates to the demolition of garages and planning permission for the erection of a single dwelling - The garages have already been demolished and removed.

PROPERTY

Permission has been granted for the erection of single detached dwelling consisting of: Entrance Hall, Kitchen/Diner, Lounge and Downstairs Cloakroom and to the first floor, 3 Bedrooms, Principal En Suite with Dressing Area and Bathroom. There is an area for parking and bin/recycling store. The property is in a small cul-de-sac location with countryside views. The site area is 183.9 m² (1979 sq ft). The proposed dwelling has a total internal floor area of 118.9m².

SERVICES

It is understood that mains electricity, water and drainage services are available close by. Purchasers should make their own enquiries with the utility companies about connections.

AGENTS NOTE

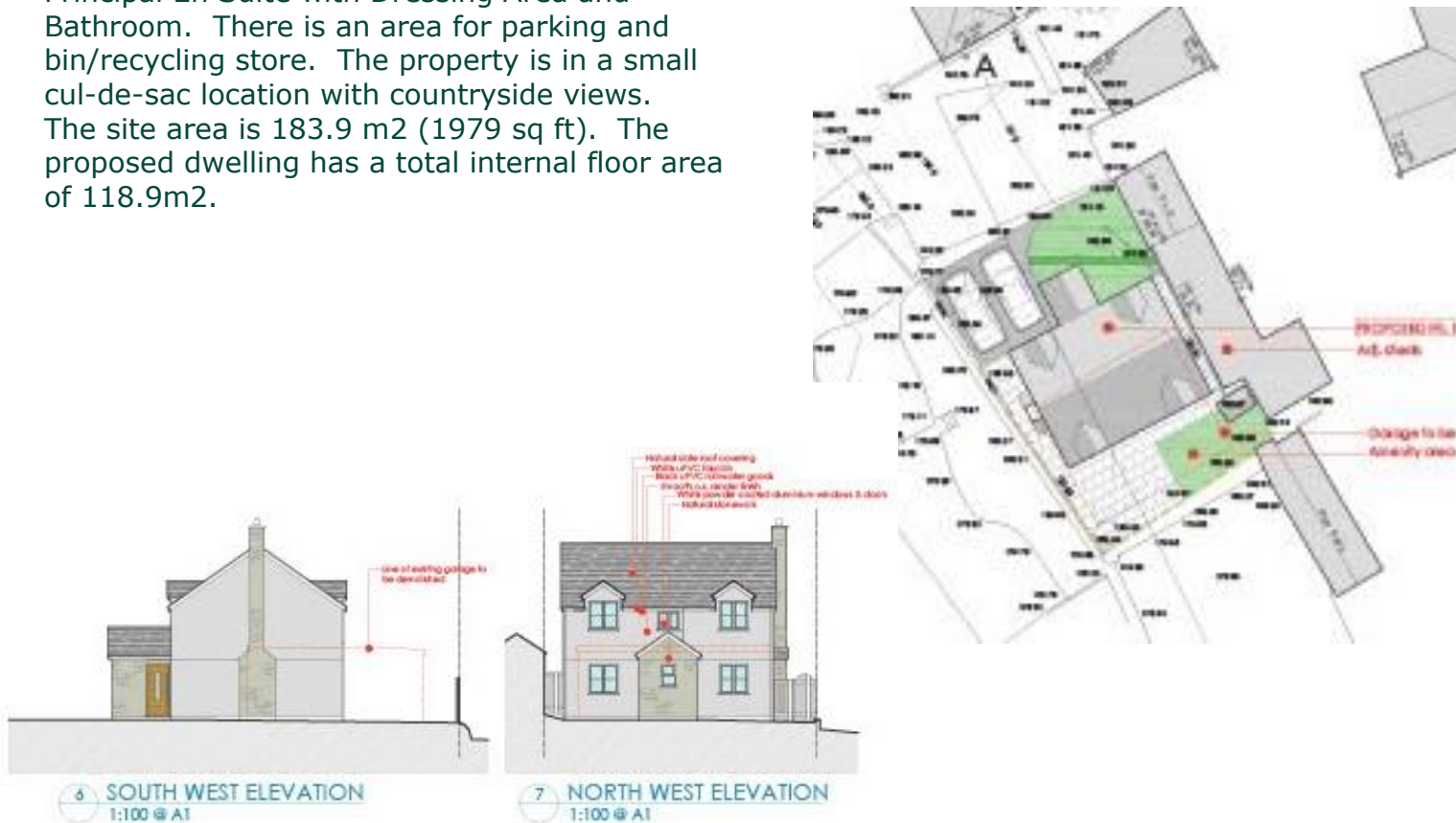
The purchaser will be liable for CIL Tax, but may be eligible for an exemption for a self-build project.

DIRECTIONS

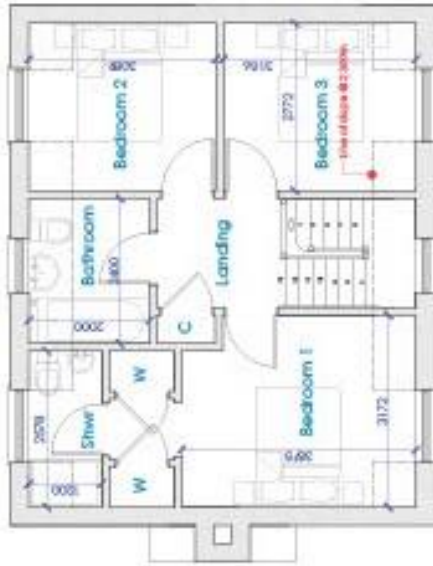
From our offices in Duke Street, St Austell, turn right onto South Street. At the mini roundabout go straight across and continue on South Street. At the double roundabout take the 3rd exit onto A390. Take the first right onto Edgcumbe Road (A3058). Continue to follow A3058. Turn right onto B3279 (Foxhole). Continue to the centre of the village and Anns Crescent can be found on the left-hand side, identified by our For Sale board.

VIEWING

Strictly by appointment with the managing agent Jefferys. If you would like to arrange an appointment to view this land, or require any further information, please contact the office on 01726 73483.



Internal floor area GF
56.6m² (609 Sq Ft)
Internal floor area FF
51.2m² (551 Sq Ft)
TOTAL FLOOR AREA
107.8m² (1160 Sq Ft)



2 FIRST FLOOR PLAN
1:50 @ A1



1 GROUND FLOOR PLAN
1:50 @ A1

St Austell

18 Duke St, St Austell
PL25 5PH
01726 73483
staustell@jefferys.uk.com

Lostwithiel

5 Fore St, Lostwithiel
PL22 0BP
01208 872245
lostwithiel@jefferys.uk.com

Liskeard

17 Dean St, Liskeard
PL14 4AB
01579 342400
liskeard@jefferys.uk.com



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent and the "Property Sharing Experts" of which Jefferys is a member for the purpose of providing services associated with the business of an estate agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.