



Development Site at Carbean

Development Site at Carbean, Carbean, St. Austell, PL26 8XH



A30(T) 5 miles St Austell 3 miles

An opportunity to purchase a fine residential development site at Carbean for three dwellings

- Outline Planning Permission
- 1x Detached & 1 x Pair of Semi-detached Dwellings
- Good Position
- Accessible Site
- Services Nearby
- Total c. 0.64 of an Acre

Guide Price £150,000



SITUATION

Carbean is a hamlet at the head of the River St Austell Valley and is well positioned to access St Austell about three miles, and also the A30(T) at Innis Downs Roundabout about five miles to the north.

TOWN AND COUNTRY PLANNING AND DESCRIPTION

Outline Planning Permission was granted on 9th May 2024 (application no. PA24/01123) for the erection of three dwellings with outside space and shared vehicular access. Copies of the Decision Notice and all associated drawings are available on request from Stags' Truro office.

There is no Section 106 Agreement and each of the dwellings are fully residential.

In total, the development site at Carbean extends to about 0.64 of an acre.

TENURE AND POSSESSION

Freehold with vacant possession.

METHOD OF SALE

The development site at Carbean is offered for sale by private treaty.

PLANS AND DRAWINGS

The plans and drawings attached to these particulars are not to scale and for identification purposes only.

SERVICES

The availability for connection of mains water and drainage has not been checked or tested with South West Water Plc, but it is understood that there is a mains water pipe and public sewer running in the adjacent public road.

Mains electricity in the vicinity.

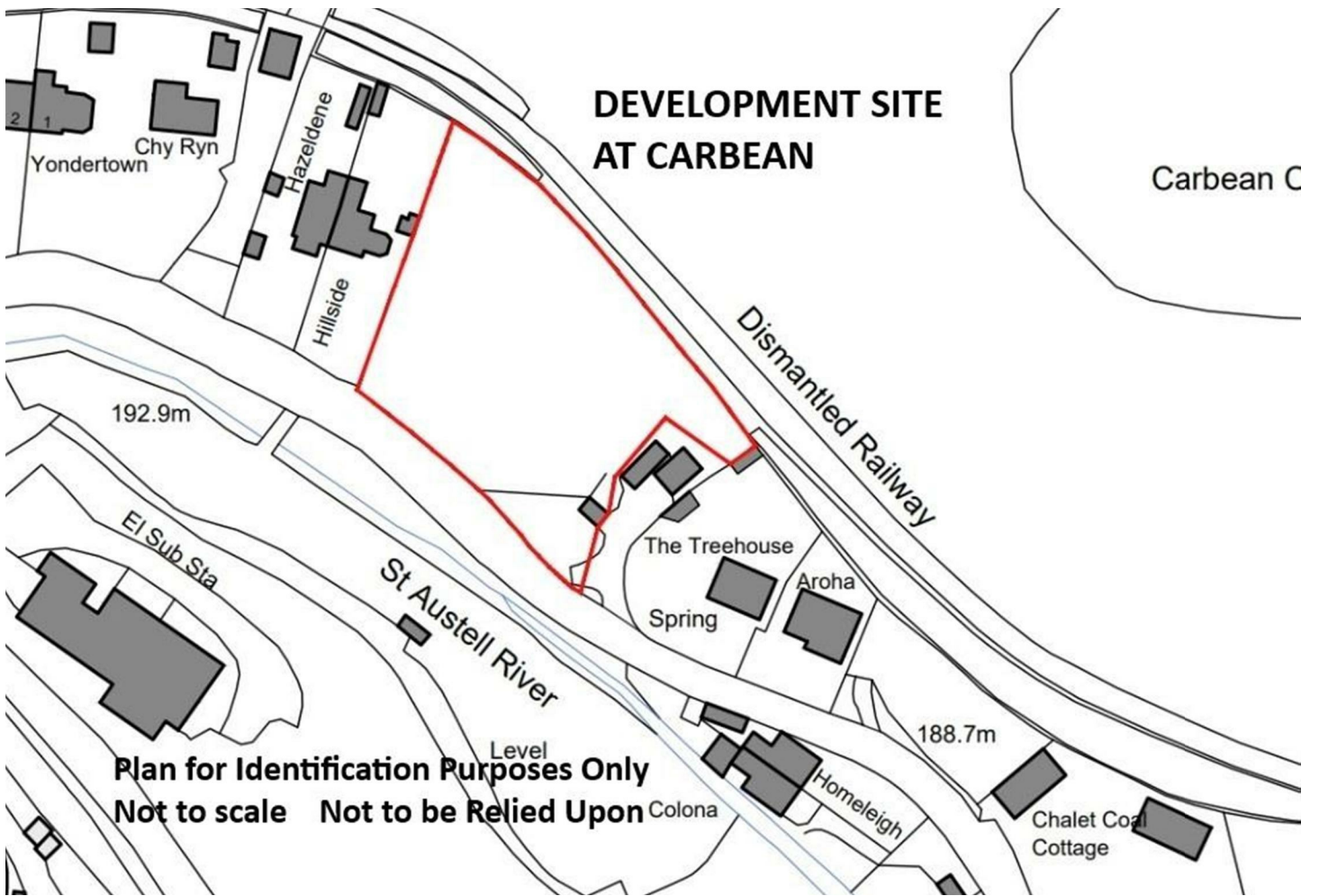
Broadband: Standard and Ultrafast available (Ofcom based in neighbouring property).

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

From St Austell take the B3274 towards the China Clay Museum. Drive out of the town passing under the railway viaduct. Drive up through Ruddlemoor, pass the China Clay Museum on the left and after about a further ½ mile bear at the green triangle and the Sawles Arms. The development site will then be seen on the right-hand side after about 200 yards.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (32 plus) A (31-31) B (29-30) C (25-28) D (23-24) E (21-22) F (1-20) G Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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