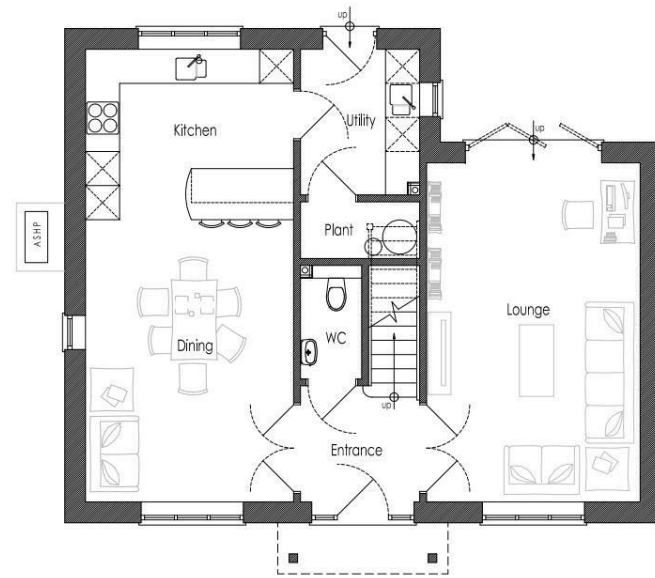


CHAPEL HILL, ST. AUSTELL



PROPOSED GROUND FLOOR PLAN  
SCALE 1:50



PROPOSED FIRST FLOOR PLAN  
SCALE 1:50



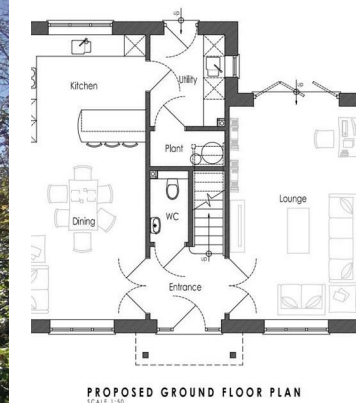
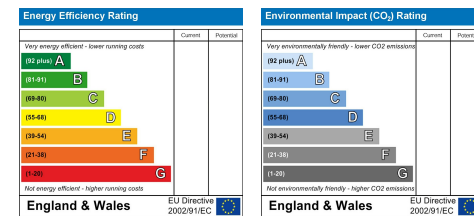
PROPOSED NORTH WEST ELEVATION  
SCALE 1:100



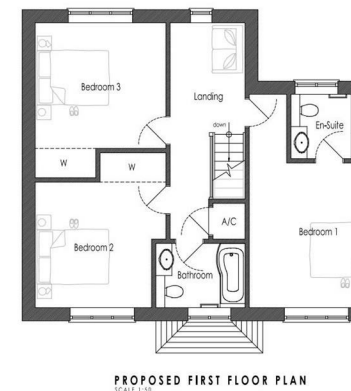
PROPOSED SOUTH EAST ELEVATION  
SCALE 1:100

KEY FEATURES

ENERGY PERFORMANCE RATING



PROPOSED GROUND FLOOR PLAN  
SCALE 1:50



PROPOSED FIRST FLOOR PLAN  
SCALE 1:50

PLOT 1 CHAPEL HILL, ST. AUSTELL, PL26 7HG  
INDIVIDUAL BUILDING PLOT FOR 3 BEDROOM HOUSE  
Situated in a wonderful location on the edge of the village.

CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GUIDE PRICE £165,000

## GENERAL COMMENTS

Planning has been granted for a large detached 3 bedroom house with parking in a lovely part of the village, tucked away in a quiet location.

We understand that electricity is available from a pole close by. We understand that Western Power installed a three-phase cable to the pole which is capable to deliver to car charging points for future proofing.

Both builds are to be designed to include air source heat pumps for heating to meet SAP report.

There is mains water in the main road, however it is likely that a bore hole would be sufficient for both houses.

A BT pole is located in a neighbouring garden with a duct in the ground ready for cables to be pulled through when needed.

Mains drainage runs across the lower plot that can be seen on the plans which both houses will connect in to.

A drainage plan has been designed by a drainage engineer for the surface water run off which was a planning condition. This is by way of a couple of attenuation tanks that connect into the mains drainage which has been approved by South West Water.

## LOCATION

Sticker is a thriving community on the western side of St. Austell and with a good selection of facilities including shop, post office and public house. A regular bus service connects Truro through to St. Austell and obviously both centres offer a wide range of amenities including supermarkets, banks, building societies, restaurants as

well as being close to popular golf courses and a main line rail link to London (Paddington).

Both north and south Cornish coasts are also easily accessible and it lies on the edge of the scenic Roseland Peninsula and hence many south Cornish beaches and harbourside villages are all within a few minutes driving distance.

## CIL

£9,187.42

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

## DIRECTIONS

Proceed into the village of Sticker from the Truro direction and at the bottom of the hill next to the village car park take the first right hand turning into Chapel Hill. The access lane can be located on the left hand side just before the former chapel.

