



Victoria Road Roche St. Austell PL26 8JF

Offers invited

- DEVELOPMENT SITE WITH PREAPP
- SCHEME TOTALING 32 UNITS OF WHICH 7 WILL BE SELF BUILD PLOTS
- CENTRAL LOCATION IN VILLAGE
- PA24/00651/PREAPP
- MAIN SERVICES NEARBY
- GOOD ROAD ACCESS
 - LEVEL LAND
- EXPANDING VILLAGE



 **Millerson**
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Tenure - Freehold

Council Tax Band -

Floor Area - sq ft



null



nu



nu



null

DEVELOPMENT SITE

POTENTIAL DEVELOPMENT SITE FOR 32 HOMES IN THE HEART OF ROCHE.

PA24/00651/PREAPP Offers are being sought for this level site with an existing pre app for 32 homes (with 7 earmarked for self-build plots) consisting of two fields, with a current access onto Victoria Road. Services are nearby.

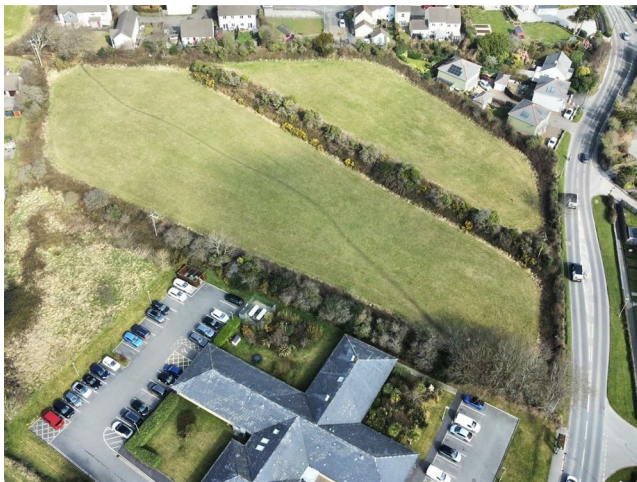
The pre-application covers potential for a development of open market and affordable housing on a site which is in Roche and is allocated for housing development in the neighbourhood plan. It is currently an agricultural field but not located in open countryside and is enveloped on all sides by built developments within the settlement limits to Roche. The plot is roughly diamond shaped and comprises two pasture fields with a hedgerow and trees separating the two halves, it has housing to the north and west, the health centre to the south-west and is bordered by Victoria Road (B3274) to the south-east. The site is within Roche which is recognised as a settlement and has a range of services and facilities.

LOCATION

The rural village of Roche enjoys a wide range of local amenities including a primary school, public house, church, convenience stores, butchers shop, post office and pharmacy. Roche gets its name from a twenty metre high granite outcrop to the east of the village where the ruins of a former chapel can still be found at the summit. There is excellent access to the surrounding road network including the A30 and the town of St Austell which offers a comprehensive range of shops, entertainment and sporting facilities including a leisure centre and bowling alley. There is also a lot of infrastructure projects happening around the area with upgraded railway line and nearby station on the Newquay/Par line, a new bypass, due to be completed 2025/26

AGENTS NOTE

Any further questions, please call Jeremy or Tom 01726 72289



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- Looking For Lettings Legal Advice
- Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area
Manager Lizzie Collins
01726 72236

Contact Us

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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 		

