



**goundrys**  
SALES

experts in selling & buying

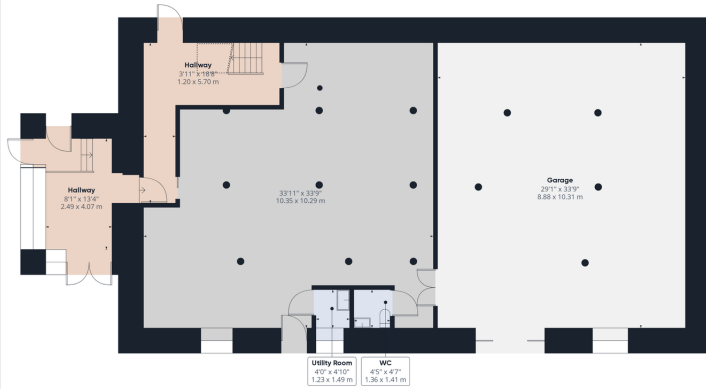
# St Austell

Offers Over £200,000

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- REDEVELOPMENT OPPORTUNITY
- ESTABLISHED RESIDENTIAL DEVELOPMENT SITE
- GIA APPROXIMATELY 12,000 SQFT
- PP FOR 12 APARTMENTS WITH PARKING
- GRADE II LISTED 19th CENTURY FORMER MILL
- CLOSE TO ST AUSTELL TOWN CENTRE



**Approximate total area\***  
253.2 ft<sup>2</sup>  
259.14 m<sup>2</sup>

**Reduced headroom**  
18.41 ft<sup>2</sup>  
1.71 m<sup>2</sup>

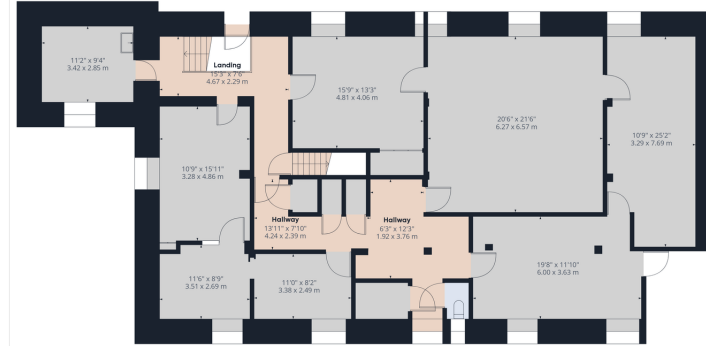
(1) Excluding balconies and terraces

Reduced headroom  
(Below 1.56m/4'02")

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor



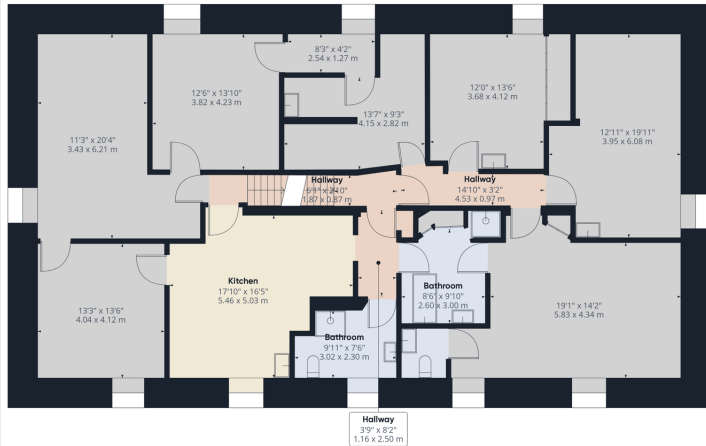
**Approximate total area\***  
2164.96 ft<sup>2</sup>  
201.13 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1



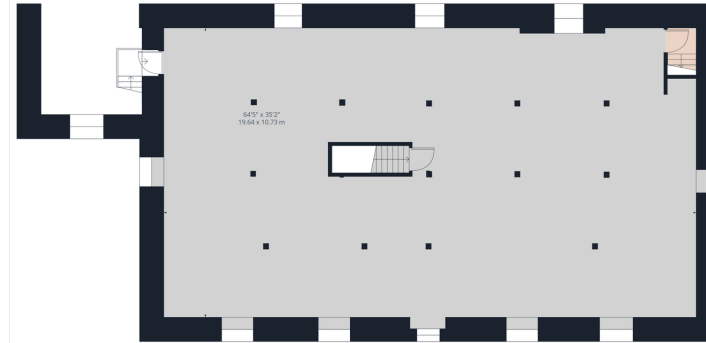
**Approximate total area\***  
2164.82 ft<sup>2</sup>  
201.12 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 2



**Approximate total area\***  
2256.23 ft<sup>2</sup>  
209.61 m<sup>2</sup>

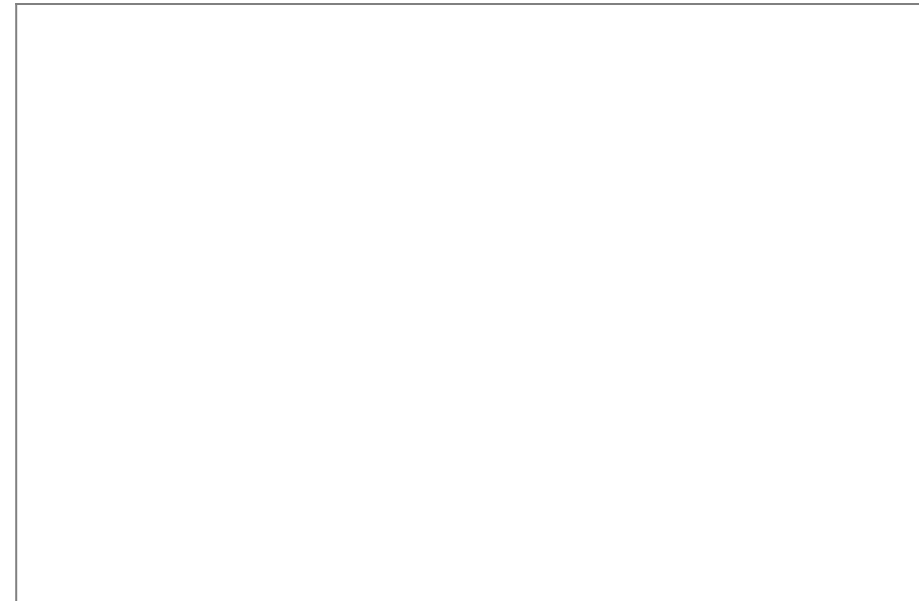
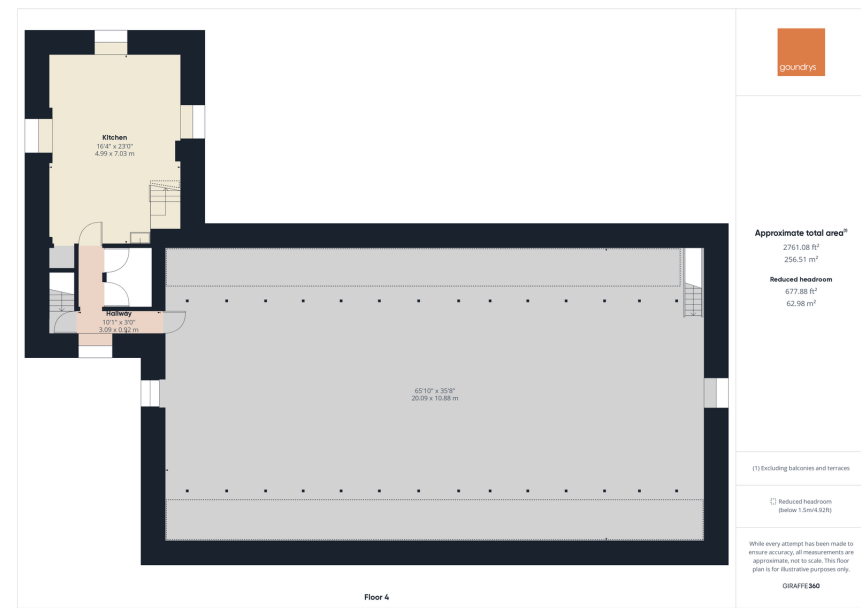
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 3

Trenance Mill is an attractive stone four storey building, with an adjoining five storey stone and brick tower. In 2008 Restormel Borough Council granted planning permission for a development of 25 dwellings to be created from Trenance Mill and its associated outbuildings and land. Since that time 13 dwellings have been converted/constructed and that just leaves The Mill and Tower conversion to be completed. We are advised that the original planning permission 08/01766 was amended by Cornwall Council Planning in 2016 (ref PA16/04017) by way of a modification to the section 106 obligation, which effectively has now been removed; leaving no further affordable restrictions.



TRURO

Treleven House E5, Threemilestone Industrial Estate, Threemilestone, Truro, TR4 9LD

01872 242425 - Sales

01872 242425 - Lettings

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements