

Creakavose

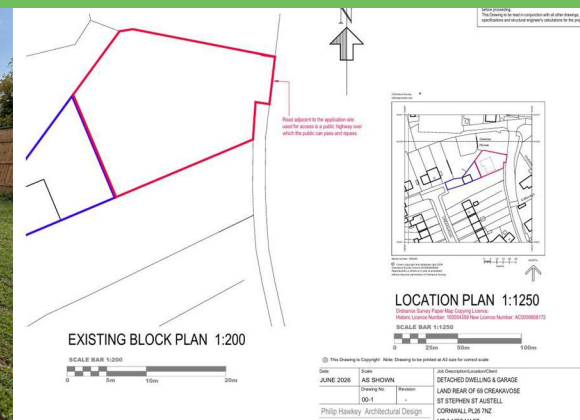
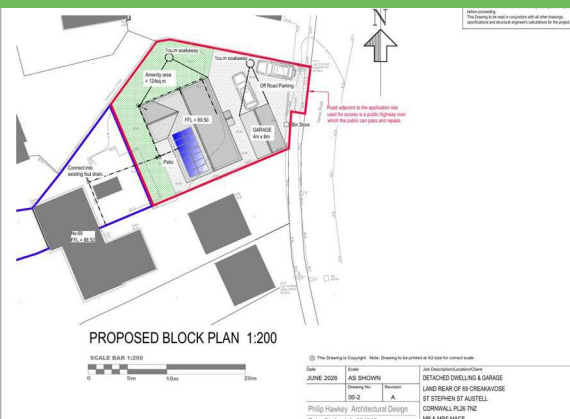
St. Stephen

St. Austell

PL26 7NZ

Guide Price £110,000

- **PLANNING APPLICATION**
REFERENCE: PA26/05162
- **FOUR/FIVE BEDROOM DETACHED PROPERTY WITH GARAGE**
- **PLANNING APPROVED**
- **POTENTIAL TO BE CONNECTED TO MAINS SERVICES**
- **SELF-BUILD OPPORTUNITY**
- **WITHIN WALKING DISTANCE TO LOCAL AMENITIES**
- **LEVEL AND ACCESSIBLE PLOT**
 - **GOOD LINKS TO THE A30**
 - **TUCKED AWAY LOCATION**
 - **PLEASE SEE MATERIAL INFORMATION**



Tenure - Freehold Council Tax Band - Exempt Floor Area sq ft

PROPERTY DESCRIPTION

Smart Millerson Estate Agents are delighted to present an exciting self-build opportunity to acquire a plot with planning permission for a spacious detached family home, complete with garage and generous garden space, ideal for family life and outdoor entertaining.

The proposed accommodation has been thoughtfully designed to offer both space and versatility, with a welcoming lounge providing a comfortable place to relax, alongside a separate kitchen/diner creating the perfect setting for family meals and social gatherings. A study on the ground floor offers an ideal space for home working, but could equally be utilised as a fifth bedroom, with the added convenience of a downstairs WC.

Upstairs, the property is set to provide four well-proportioned bedrooms, two of which benefit from en-suite facilities, whilst the remaining bedrooms are served by a family bathroom.

This is an exciting opportunity for those looking to build their own dream home, allowing them to bring their vision to life and create a property tailored to their individual needs and lifestyle.

The plot also offers the potential to be connected to mains services, subject to availability and the necessary connection arrangements.

Planning Application Reference: PA26/05162.

LOCATION

This land is located in the heart of the village of St Stephen-in-Brannel, with a range of local amenities just a short walk away, including a doctor's surgery, parish church, convenience shop, post office, public house, and both primary and secondary schools.

A bus stop close to the site provides convenient links to neighbouring towns and villages such as Newquay, Truro and Fraddon. St Austell town centre is only a short drive away and offers an extensive selection of shopping, educational and leisure facilities, including a mainline railway station, leisure centre, supermarkets, colleges, and additional schools.

AGENTS NOTES

Planning No. PA26/05162

SERVICES

This plot has the potential to be connected to mains services.

MATERIAL INFORMATION

HM Land Registry Title Number - PA26/05162.

Description of the Land / Building Plot - Full planning for 4/5 bedroom detached home.

Freehold or Leasehold - Freehold

Do any Services run across or over the Land / Building Plot - This plot has the potential to be connected to mains services.

Are there any covenants or restrictions on Land / Building Plot - No

Are there any Tree Preservation Orders on the Land / Building Plot - No

Please confirm the Planning Permission and Planning Application Number on the Land / Building Plot - PA26/05162

Is the Land / Building Plot located in a Conservation Area - No

How is the Land / Building Plot accessed - Road directly to plot



5



3



2



null



Who owns the boundaries of the Land / Building Plot - The vendors

What are the Parking Arrangements on the Land / Building Plot - There is off road parking & a garage

Are there any Dangers or Safety Concerns at the Land / Building Plot - No.

Have there been any disputes or complaints relating to this Land / Building Plot - No.

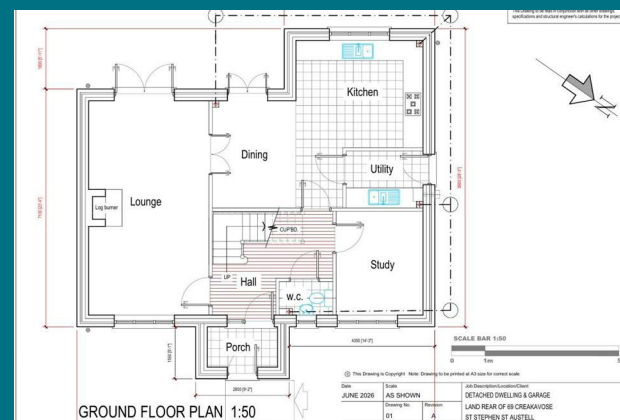
Is the Land / Building Plot covered by Insurance - So far it has been covered by the vendors own home insurance policy.

If Land, does the vendor receive any subsidies - No.

Is the Land / Building Plot located in a Tin/Clay Mining Area? If so, is a recent Mining Search available - No

Is the Land / Building Plot effected by Japanese Knotweed- No.

Are you aware of any Crime taking place on your Land / Building Plot - No.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below
To Arrange A Valuation

Here To Help

Millerson Estate Agents

1 Market Street

St Austell

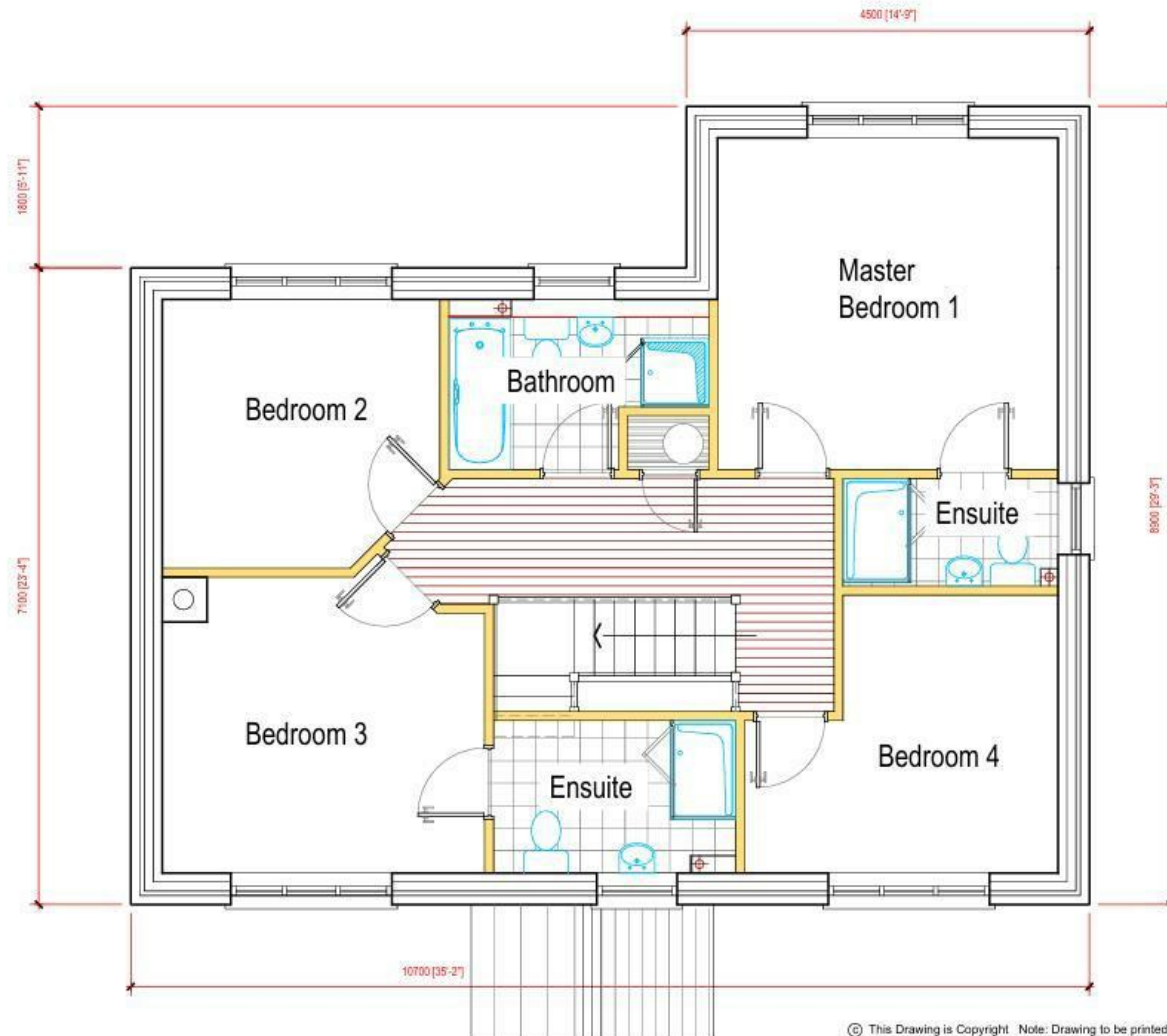
Cornwall

PL25 4BB

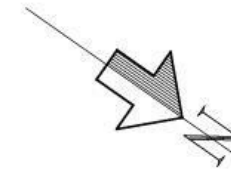
E: staustell@smartmillerson.co.uk

T: 01726 72289

www.millerson.com



Use figured dimensions only for construction purposes.
All dimensions to be checked on site and any discrepancies reported before proceeding.
This Drawing to be read in conjunction with all other drawings, specifications and structural engineer's calculations for the project.



FIRST FLOOR PLAN 1:50

SCALE BAR 1:50



© This Drawing is Copyright Note: Drawing to be printed at A3 size for correct scale

Date	Scale	Job Description/Location/Client	
JUNE 2026	AS SHOWN	DETACHED DWELLING & GARAGE	
	Drawing No.	Revision	
	02	A	
Philip Hawkey Architectural Design		LAND REAR OF 69 CREAKAVOSE	
Tel: St. Austell 824948		ST STEPHEN ST AUSTELL	
		CORNWALL PL26 7NZ	
		MR & MRS MACE	

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