



MAY WHETTER & GROSE

**BUILDING PLOT WEST OF 40 TRENANCE ROAD, ST. AUSTELL,
PRICE GUIDE £195,000**



A FANTASTIC OPPORTUNITY TO ACQUIRE A LARGE PLOT APPROACHING ONE ACRE IN SIZE. THE SETTING OFFERS AN EXTREMELY RARE AND UNIQUE POSITION, LOCATED JUST OFF OF TRENANCE ROAD. PLANNING PERMISSION TO BUILD. DETACHED FOUR BEDROOM PROPERTY WITH LARGE DETACHED GARAGE. VIEWING TO FULLY APPRECIATE THIS TRULY DELIGHTFUL SETTING.



Location

St Austell town centre is situated within a short distance and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions:


From the mini roundabouts on the A390 adjoining McDonalds proceed up South Street taking the first left onto Moorland Road. Continue to the end of Moorland Road and continue into Bridge Road. At the traffic lights go straight across into Gover Road. Continue past Furniture World and Woolacotts taking the first right into Grove Road. At the top of the hill turn left into Trenance Road. Continue for about 200 yards and the entrance to the plot will be found on the right hand side, under the viaduct, just before Number 42a.


Accommodation

Planning for a Four Bedroom Detached Property comprising Kitchen, Utility, Lounge/Dining Room, Four Bedrooms Two with En-Suite. Detached Double Garage with Games Room above.



Electric, Gas and Drainage are located at the bottom of the drive.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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