MAY WHETTER & GROSE

10 - 12 HIGH CROSS STREET, ST. AUSTELL, PL25 4AB
BY AUCTION £375,000

**** FOR SALE BY AUCTON ****

LOT 142 - FORMER POST OFFICE, HIGH CROSS STREET, ST AUSTELL, CORNWALL, PL25 4AB

AUCTION GUIDE PRICE - £375,000 PLUS FEES

THE PROPERTY IS TO BE OFFERD ONLINE BY CLIVE EMSON AUCTIONEERS.

TO REGISTER TO BID, VIEW LEGAL DOCUMENTATION OR FOR GENEAL AUCTION ENQUIRIES PLEASE CONTACT THE AUCTIONEERS 01392 366555 OR VISIT THEIR WEBSITE CLIVEEMSON.CO.UK
SEE AGENTS NOTE

LOCATION

The property is situated just off the main town centre half way up High Cross Street from where it is a very short walk from the bus and railway station. The rear side of the development is off East Hill. The A30 trunk road providing quick access out of the County is less than 6 miles to the North whilst the airport at Newquay is a drive of approximately 30 minutes. St Austell offers an excellent range of shopping, educational and recreational facilities and Truro with its comprehensive range of services and facilities is approximately 14 miles to the West.

PROPERTY

The Old Post Office and Sorting Rooms is a substantial premises fronting High Cross Street and with vehicular access off East Hill also. The "front" section has planning for conversion into 9 residential units (please see agents planning notes)
The rear section, the former sorting rooms, and lower former parking area has planning consent for 24 new build units.

PLANNING

Planning has been granted to the "front" under ref: PA18/00915 dated 15th March 2018 for conversion into eight residential
apartments by way of confirmed Permitted Development Rights.
Planning Permission has been granted to the rear, the former sorting rooms and parking/yard area under ref: PA24/04294 dated 25th
April 2025 for twenty-four new build apartments (Demolition of existing B8 warehouse and erection of 24 (C3) apartments over four
floors with parking), subject to conditions.
We are advised by the seller's architect that Grant of Conditional Planning Permission has been confirmed under ref: PA24/04294
with "zero S106 commitments".
Planning Permission, which has now lapsed, was originally granted on 1st March 2018 under ref: PA17/11826 for two apartments to
the front. Interested applicants are advised to make their own enquiries with the Local Planning Authority.
A copy of the Planning Permissions and accompanying documents may be downloaded from the Local Planning Authority website, cornwall.gov.uk. Tel: 0300 1234 151.
Web: www.cornwall.gov.uk

PROPOSED ACCOMMODATION

PA18/00915 - six one-bedroom apartments and two two-bedroom apartments.
PA24/04294 - four studio apartments, twelve one-bedroom apartments and eight two-bedroom apartments

SITE MEASUREMENT

The property sits on land extending to approximately 0.22 hectares (0.54 acres).

CIL CHARGING

We understand from the Vendors Architect that the property sits in a Zone 5 area for CIL charging and therefore exempt. Applicants are directed to the following page links to satisfy themselves accordingly.

CIL CHARGING PAGE - CORNWALL COUNCIL
https://www.cornwall.gov.uk/planning-and-building-control/developer-contributions/cil-development-types-and-changes-to-permissions/

CIL CHARGING SCHEDULE
chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://ww
infrastructure-levy-charging-schedule-final.pdf

SECTION 106

We are advised by the Vendors Architect that Grant of Conditional Planning Permission has been confirmed under planning number PA24/04294 with "zero S106 commitments"

BUILDING REGULATIONS

A full set of building regulations information is prepared and available for potential buyers to aid speed of development.

PLANS AND DRAWINGS

Please ask for plans and drawings of existing and planned property layouts or please see Cornwall On Lline planning portal with the above numbers.

AGENTS NOTES

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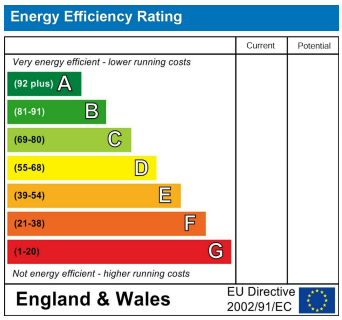
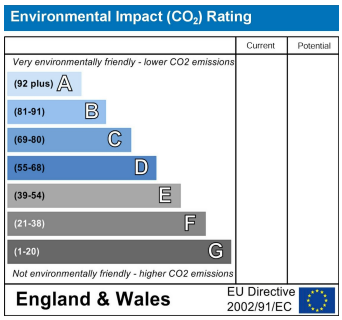
AUCTION NOTES

At the time of publication the Auctioneers have not inspected the Lot. Interested applicants should make their own enquiries to verify the information provided

FREEHOLD WITH VACANT POSSESSION





Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
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