



MAY WHETTER & GROSE

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



**** FOR SALE BY AUCTION ****

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 OFFERED ONLINE BY CLIVE EMSON AUCTIONEERS ON 7TH MAY 2026

TO REGISTER TO BID, VIEW LEGAL DOCUMENTATION OR FOR GENERAL 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

NEW PLANNING DETAILS - Application number: PA24/04294

ORIGINAL PLANNING DETAILS

Planning application PA17/11826 - shows Grant of Conditional Planning Permission for the ground floor 2 units

Planning application PA18/00915 - shows the main section for 8 units will not require planning consent under General Permitted Development.

Planning application PA21/06742- shows the rear section new builds for 24 units

Planning application PA21/01276

Cornwall Council 39 Penwinnick Road St Austell Cornwall PL25 5DR

Email: planning@cornwall.gov.uk

Tel: 0300 1234151

Web: www.cornwall.gov.uk

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://www.cornwall.gov.uk/media/souno51d/community-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

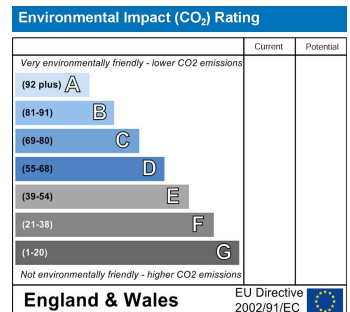
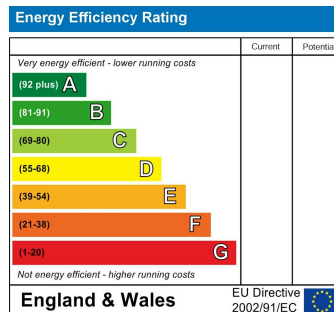
A full set of building regulations information is prepared and available for potential buyers to aid speed of development.

PLANS AND DRAWINGS

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

AGENTS NOTES

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Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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