

Ricketts Road

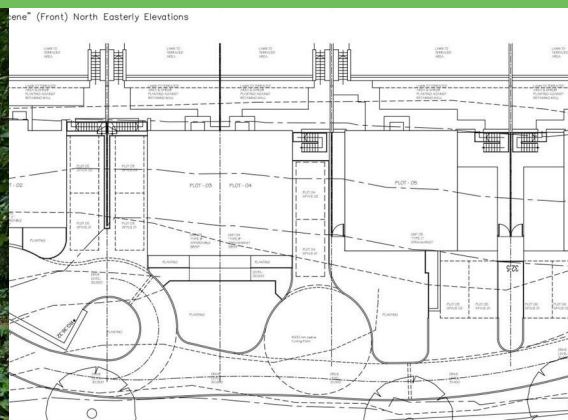
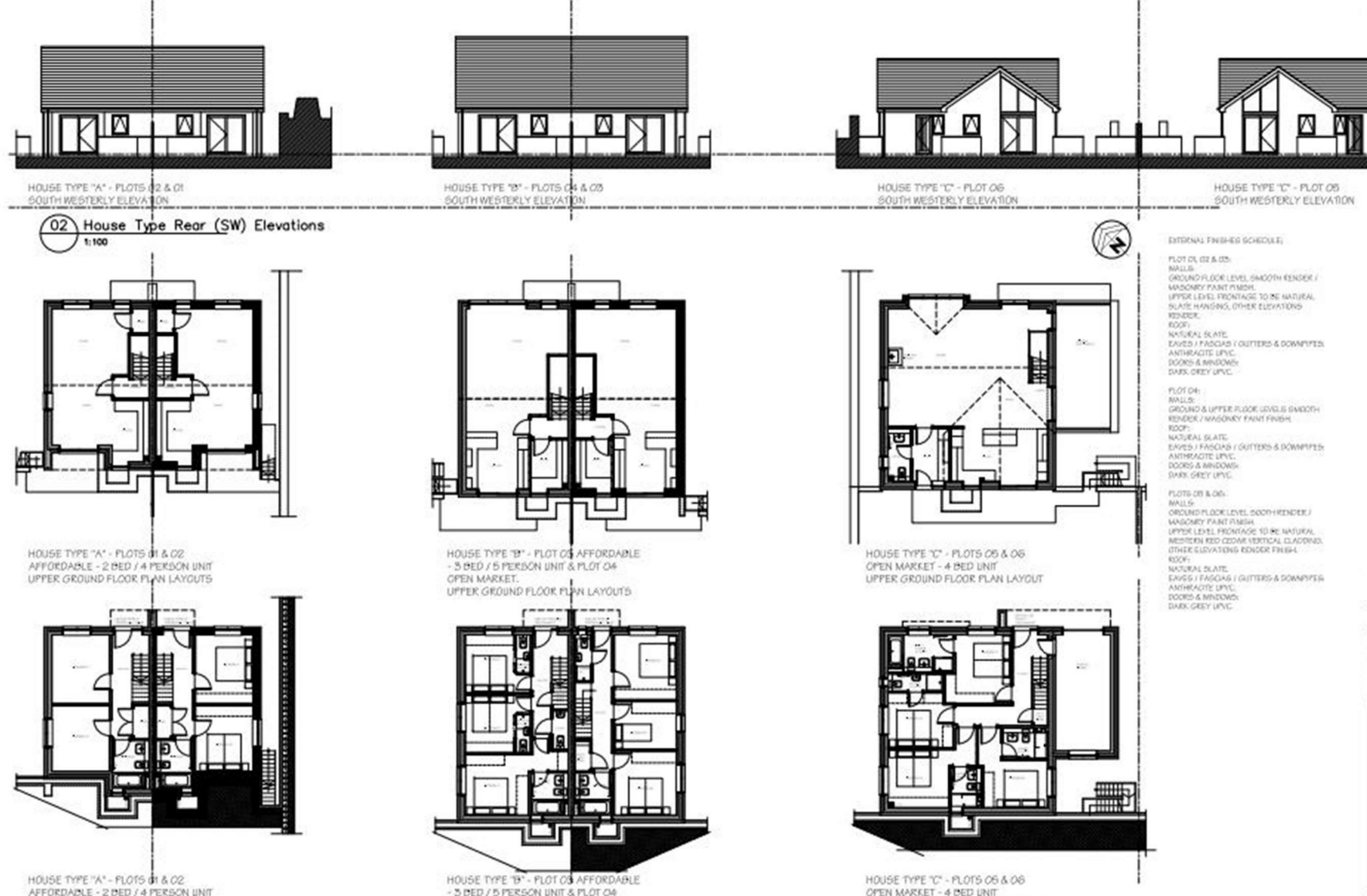
Polgooth

St Austell

PL26 7DA

Asking Price £500,000

- PLANNING IN PRINCIPLE FOR SIX DWELLINGS
- POPULAR VILLAGE LOCATION
- GREAT FOR LOCAL DEVELOPERS
- MAINS ELECTRICITY, WATER AND DRAINAGE AVAILABLE
- BENEFITS INCLUDE OFF ROAD PARKING AND TIERED GARDENS
- PLANNING NUMBER - PA25/08409



Tenure - Freehold

Property Description

Smart Millerson Estate Agents are delighted to bring to market this exciting development opportunity in the popular village of Polgooth. The site benefits from planning in principle for six properties, offering an excellent opportunity for local developers seeking their next project.

The proposed development comprises:

- 2 × two-bedroom semi-detached houses
- 2 × three-bedroom semi-detached houses
- 2 × four-bedroom detached houses

Each property is proposed to benefit from its own garden and allocated parking, creating an attractive and varied residential development. An excellent development opportunity that is sure to attract interest from local developers and investors.

Location

Polgooth is a charming village situated in the heart of mid-Cornwall, just two miles from the thriving town of St Austell. The neighbouring villages of Trelowth and Sticker are also within easy walking distance, offering further opportunities to explore the surrounding countryside.

Despite its peaceful village setting, Polgooth provides a range of everyday amenities, including a bus stop, local convenience store, sub-post office, public house and restaurant. The village is ideally positioned for access to both St Austell and Truro, Cornwall's cathedral city. The area is surrounded by some of Cornwall's most celebrated attractions. A short drive takes you to the world-famous Eden Project, the spectacular Lost Gardens of Heligan and the picturesque harbour village of Charlestown, renowned for its historic setting and appearances in numerous films and television dramas. For those who enjoy the great outdoors, there is an abundance of beautiful countryside, coastal walks and sandy beaches within easy reach. The stunning Roseland Peninsula, designated an Area of Outstanding Natural Beauty, offers breath-taking coastal scenery and picturesque walks, while the renowned surfing beaches of Cornwall's north coast are also accessible by road.

Planning Details

Planning permission number is PA25/08409.

Approximate sq.m-

Plot 01 overall sq.m excl parking bays in the "common area": 130 sq.m approx.

Plot 02: 190 sq.m approx.

Plot 03: 209 sq.m approx.

Plot 04: 215 sq.m approx.

Plot 05: 420 sq.m approx.

Plot 06: 380 sq.m approx.

GIA as noted for lower ground and upper floor levels combined:

Type A (Plot 1&2): 80 sq.m

Type B (Plot 3&4): 107 sq.m

Type C (Plot 5&6): 162 sq.m (excl garage @ 18 sq.m).

Please note that the land is very steep and viewing is advised.

Services

Mains water, gas, drainage, electricity and telecoms are available within the area.

Agents Note

Please note the area shown in green within the plan is not included in the purchase.



Needing To Sell?

Are you interested 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