

COOMBE, ST. AUSTELL



KEY FEATURES

- DETAILED PLANNING PERMISSION FOR DETACHED DWELLING
- EDGE OF DESIRABLE VILLAGE
- EXISTING DOUBLE GARAGE
- PLANNING NO - (PA24/01612)
- NO CHAIN
- SERVICES INSTALLED

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The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



LAND AND GARAGE, ST STEPHEN ROAD, COOMBE, ST. AUSTELL, PL26 7LL DETAILED PLANNING PERMISSION FOR SUBSTANTIAL DWELLING

This is a unique opportunity to purchase a plot of land with detailed planning permission for the construction of four bedroom detached dwelling. The land is situated in a convenient location on the edge of the village and occupies a generous plot in an elevated position overlooking the village green. A serviced double garage is also included in the sale. Sold with no chain, viewing is highly recommended.

GUIDE PRICE £175,000

THE PLOT

Detailed planning permission has been granted for the erection of a substantial four bedroom detached dwelling of approximately 173 sq metre family house situated on the edge of the popular village of Coombe. The site occupied is sat within 0.3 of an acre which is bordered with woodland to its north and east sides whilst enjoying a sheltered, sunny aspect with views over the village and playing field. The plot benefits from an established vehicular driveway entrance leading up to a double garage with three phase electric whilst a mains water supply is metered to the external wall of the garage which provides a dry, storage facility and increases the development by a further 30 sq metres.

LOCATION

The picturesque village of Coombe (often described as a hamlet) is in fact a friendly community tucked away in a pretty valley setting about 5 miles from St Austell and 11 miles from Truro. Coombe is almost undiscovered and unspoilt from over development due to the geography of the valley. The village has an active programme of events sponsored through the local Community Playing Field where there are also Tennis Court for local use.

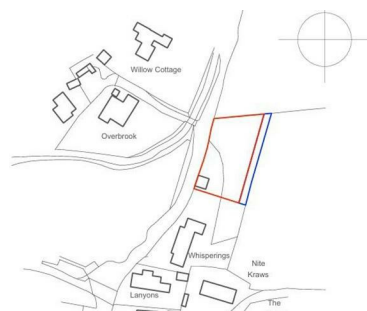
Coombe is close to the nearby villages of St Stephen, Grampound, Grampound Road, Probus and Sticker. All of which provide various stores, doctors surgeries, public houses and primary schools. Whilst secondary schools lie either in Truro or St. Austell as well as the Roseland School in Tregony and Brannel School at St. Stephen. The property lies in the heart of central Cornwall, equal distant of both north and south coasts and access onto the A30 is also very convenient.



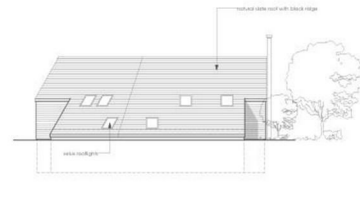
north elevation



south elevation



west elevation



east elevation



PLANNING PERMISSION

Town And Country Planning Act 1990 (As Amended)
Town And Country Planning (Development Management
Procedure) (England) Order 2015 Grant of Conditional
Planning Permission CORNWALL COUNCIL, being the
Local Planning Authority, HEREBY GRANTS
CONDITIONAL PERMISSION, subject to the conditions
set out on the attached schedule, for the development
proposed in the following application received on 22
November 2024 and accompanying plan(s): Description
of Development: Technical Matters Consent for the
erection of 1no residential dwelling following the grant of
a Permission in Principle on date 11.04.2024
(PA24/01612)

Location of Development: Parish: Land North Of
Whisperings Coombe St Austell PL26 7LL

CONDITIONS:

1 - The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 - The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application". Reason: For the avoidance of doubt and in the interests of proper planning.

3 - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no development within Classes A, B, C, D and E of Part 1 and



Class A of Part 2 of Schedule 2 to the said Order shall be carried out without an express grant of planning permission. Reason: In order that the local planning authority may have the opportunity of assessing the impact of any further development with regards to design and amenity, to comply with Policy 12 of the Cornwall Local Plan Strategic Policies 2010-2030 and Paragraph 135 of the NPPF.

4 - Prior to first occupation of the proposed new unit, 1x bird box, 1x bat box and 1x bee brick must be erected within suitable locations according to best practice and maintained as such thereafter unless otherwise approved in writing by the council. Reason: To promote local ecology and to comply with Policy G1(10) of the Climate Emergency Development Plan Document 2023.

5 - The development hereby permitted shall be carried out in accordance with the energy statement, prepared by Energy Access dated 14 November 2024. The agreed details shall be implemented with the construction of the dwelling and thereafter retained and maintained. Reason: To secure the sustainable energy and construction details in accordance with Policy SEC1 of the Climate Emergency DPD 2023.

6 - The development hereby approved shall be designed and built to ensure the dwelling achieves the Climate Emergency DPD Policy SEC1 standard of 110 litres/person/day water efficiency prior to occupation. Reason: In the interests of improving water usage efficiency in accordance with Climate Emergency DPD Policy SEC1.

7 - The Arboricultural Survey and Report, and Tree Protection Plan submitted in support of the application shall be adhered to in full unless otherwise approved in



writing by the local planning authority. Reason: Required to safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees pursuant to section 197 of the Town and Country Planning Act 1990 and in accordance with Policy 23 of the Cornwall Local Plan 2016.

SERVICES

Mains water and electricity are connected on site whilst mains drainage is located in the adjoining highway. Purchasers will need to satisfy themselves of this prior to exchange of contracts.

DIRECTIONS

There are various ways to approach the village. From the A390 at Hewas Water take the minor road signposted to Coombe. After approximately three quarters of a mile at the grass triangle (with letterbox) turn left and after a short distance turn right. On entering the village at the bottom of the hill turn right again and follow the road towards St Stephens whereby the Plot can be found on the right hand side opposite the playing field where a Philip Martin for sale board has been erected.

VIEWING

Strictly by Appointment through the Agents Philip Martin,
9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872
242244 or 3 Quayside Arcade, St. Mawes, Truro TR2
5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.