

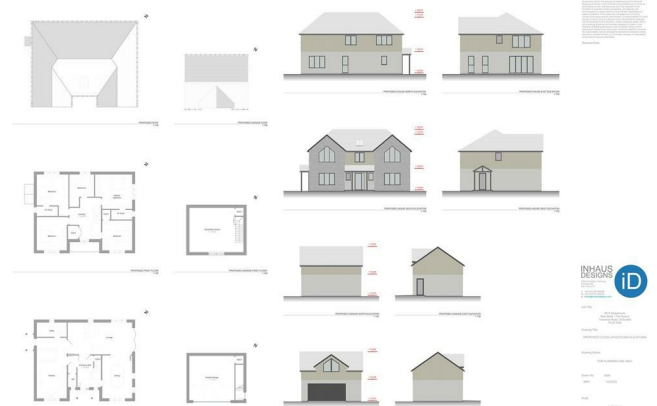


MAY WHETTER & GROSE

BUILDING PLOT WEST OF 40 TRENANCE ROAD, ST. AUSTELL, PRICE GUIDE £175,000



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.

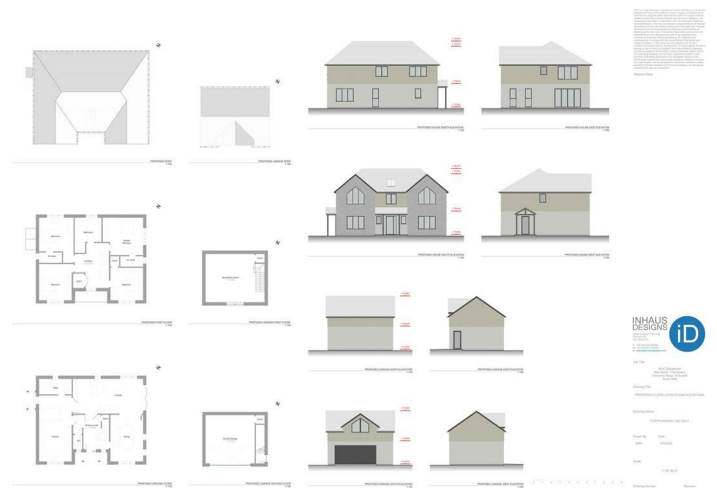
Accommodation

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.





PLANNING



Grant of Outline Planning Permission Number - PA19/09659

Approval of Reserved Matters Number - PA23/01126

Cornwall Council



Services

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

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

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



Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

