



## Building Plot at Trethurgy, St Austell

**CONDITIONAL PLANNING PERMISSION FOR A DEATCHED THREE  
BEDROOM HOUSE LOCATED IN AN ELEVATED POSITION WITHIN  
TRETHURGY**

**Guide: £105,000**

## DESCRIPTION

Situated within the popular village of Trethurgy, this building plot is well located within easy reach of local facilities of St Austell and will enjoy pleasant views to the south.

We are pleased to offer for sale this garden plot with Planning Permission for a three bedroom dwelling with off-road parking. In addition to the dwelling, there are garden areas to the front, side and rear. The Planning Application No PA24/07872 is available to view online at the Cornwall Planning Register.

Mains services are close by and should be relatively easy to connect. The Planning Permission is all ready to develop with no onerous conditions.

## LOCATION

The land is positioned in a rural location within the village of Trethurgy and adjoins various residential houses.

## Proposed Dwelling

**This briefly comprises (all sizes are approximate):-**

Entrance Hall

Cloakroom/WC

Open Plan Kitchen/Living/Dining

Utility Room

Master Bedroom with En-suite Shower Room/WC

Bedroom Two

Bedroom Three

Family Bathroom

Parking to the front

Garden areas to the front, side and rear.

## PLANS

Various Plans are available from the planning drawings.

## SERVICES

It is understood that mains electricity and water are available close by. Purchasers should make their own enquiries with the utility companies about

connections. There is a septic tank belonging to the adjoining property within the plot.

## TENURE

The property is freehold and will be offered with vacant possession upon completion.

## WHAT3WORDS

Desktops.outsiders.skething

## PLEASE NOTE

The purchaser will be liable for CIL Tax but may be eligible for an exemption for a self-build project

## VIEWING

Strictly by prior appointment with the vendors agents  
– tel: 01579-342400



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