

## Development Site for Nine Dwellings, Treverbyn Road, St Austell, PL25 4EW



*Development site with Planning in Principle for 9 detached open market dwellings in a convenient location on the edge of St Austell with views over St Austell Bay from the top of the site.*

Guide Price: £275,000 Freehold

**01872 272722**

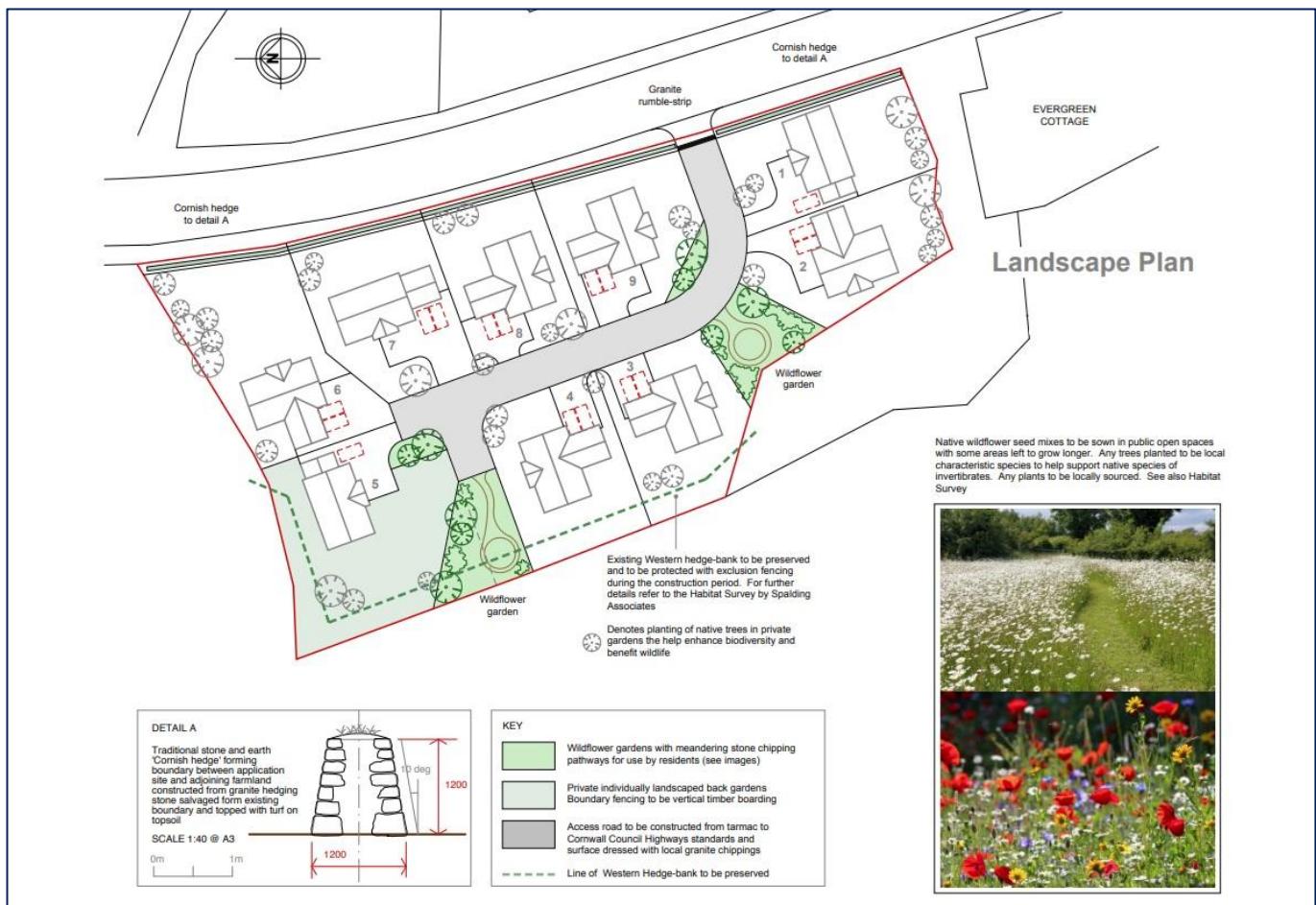
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## The Site

Planning in Principle was granted on 25<sup>th</sup> April 2025 (PA25/00151) for the construction of nine detached dwellings, with no requirement for any affordable dwellings, on this gently sloping site. From the Northern end of the site are wonderful, far reaching views over St Austell Bay and it is likely many of the proposed dwellings will benefit from sea views. The site is bounded by a stone wall embedded with live growth along the road side and by mature trees and shrubs on the others, and there is an existing vehicular gateway directly onto Treverbyn Road. The whole site extends to 0.93 acres or thereabouts.





## NB

The land bordering the western boundary of the site was granted permission in December 2023 (PA21/12757) for 48 affordable dwellings along with the formation of a new vehicular access from Treverbyn Road to the south.

## CIL

The site will be liable for a Community Infrastructure Levy (CIL) charge.

## Services

None. Interested parties are advised to make their own enquiries to the relevant service providers.

## Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

## Particulars & Plan

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 intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

## Location

The site is located towards the top of Treverbyn Road near to the St Austell Enterprise Park which is home to businesses and eateries alike. The immediate area has seen much development and investment in recent years and is ideally located for access out onto the miles of Clay Trails on the doorstep, getting into the town and onto the coast, and for easy commuting in and around the county. St Austell offers a wide range of every day amenities and facilities including a mainline railway link to London (Paddington) and is of course home to the famous Eden Project.



## Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

## Directions

From the A391 heading north from St Austell, exit left at the Carclaze roundabout into Treverbyn Road. Proceed along Treverbyn Road for approximately 100m where the land will be found on the right hand side.

**what3words**://emporium.cafe.rotate