



DEVELOPMENT LAND WITH CONSENT, CARBEAN, ST AUSTELL, PL26 8XH

A well located development site with outline consent for 3 x residential dwellings in a semi rural location to the north east of St Austell. The property is gently sloping and laid to pasture.

Alternatively, subject to consent the property has potential for a revised planning application which could provide a single, detached, larger premises within a generous plot.

- TO BE SOLD AT AUCTION - TUESDAY 21 OCTOBER
- LAND WITH CONSENT FOR RESIDENTIAL DEVELOPMENT UNDER PA24/01123
- 0.64 ACRE (0.26 HECTARE)
- GOOD ACCESS TO THE A30 & SURROUNDING AREAS
- SUBSTANTIAL PLOT
- SEMI RURAL LOCATION

GUIDE PRICE £90,000 - £100,000 + FEES



AUCTION:

To be sold at Auction on Tuesday 21 October at 2pm. For details please see: [Property for Auction in South West - Land at Carbean, St Austell, Cornwall PL26 8XH](#)

LOCATION:

The property is located in the hamlet of Carthew which is situated to the north of St Austell on the edge of the main China Clay district. Carthew has a public house and several local businesses. The nearby villages of Roche and Bugle provide a range of amenities with the historic market town of St Austell (2.5 miles distant) providing a comprehensive range of shops, services and amenities. Wheal Martyn China Clay Museum is a short distance down the road and the world renowned Eden Project is within a ten minute drive.

DESCRIPTION:

The land is currently laid to pasture and gently slopes northeast – southwest. There are residential dwellings to each side and the rear backs on to a former spoil heap which has a rich tree cover.

PLANNING:

Outline planning has been granted under PA24/01123 for three dwellings with all matters reserved except access.

PURCHASERS PACK:

- A purchaser's pack is available and contains the following:
- Title plan
- Official Copy of Register
- Deed of Variation – for the release of the restrictive covenant preventing development
- Planning Application Documents

TENURE:

Freehold.

AGENTS NOTE:

Please note that overhead powerlines traverse the site at height and a 5m easement exists to prevent development beneath them.

LEGAL COSTS:

Each party to bear their own costs on the basis of an unconditional sale.

VAT:

All the above prices/rentals are quoted exclusive of VAT where applicable. We have been advised the land is not elected for VAT.

CONTACT INFORMATION:

Please contact either:-

Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk

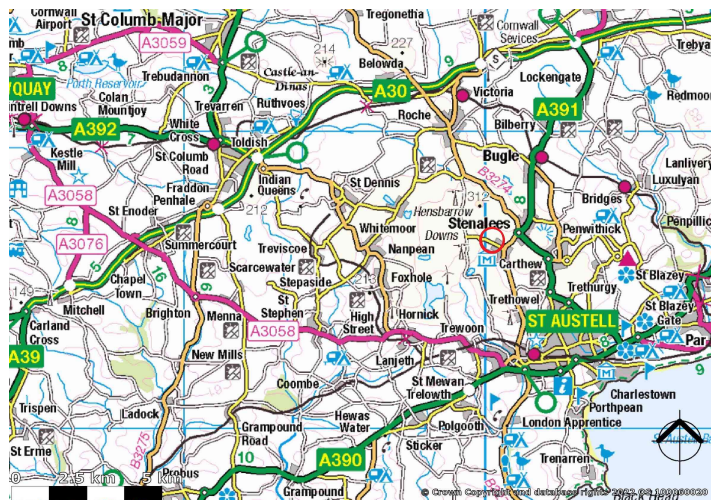
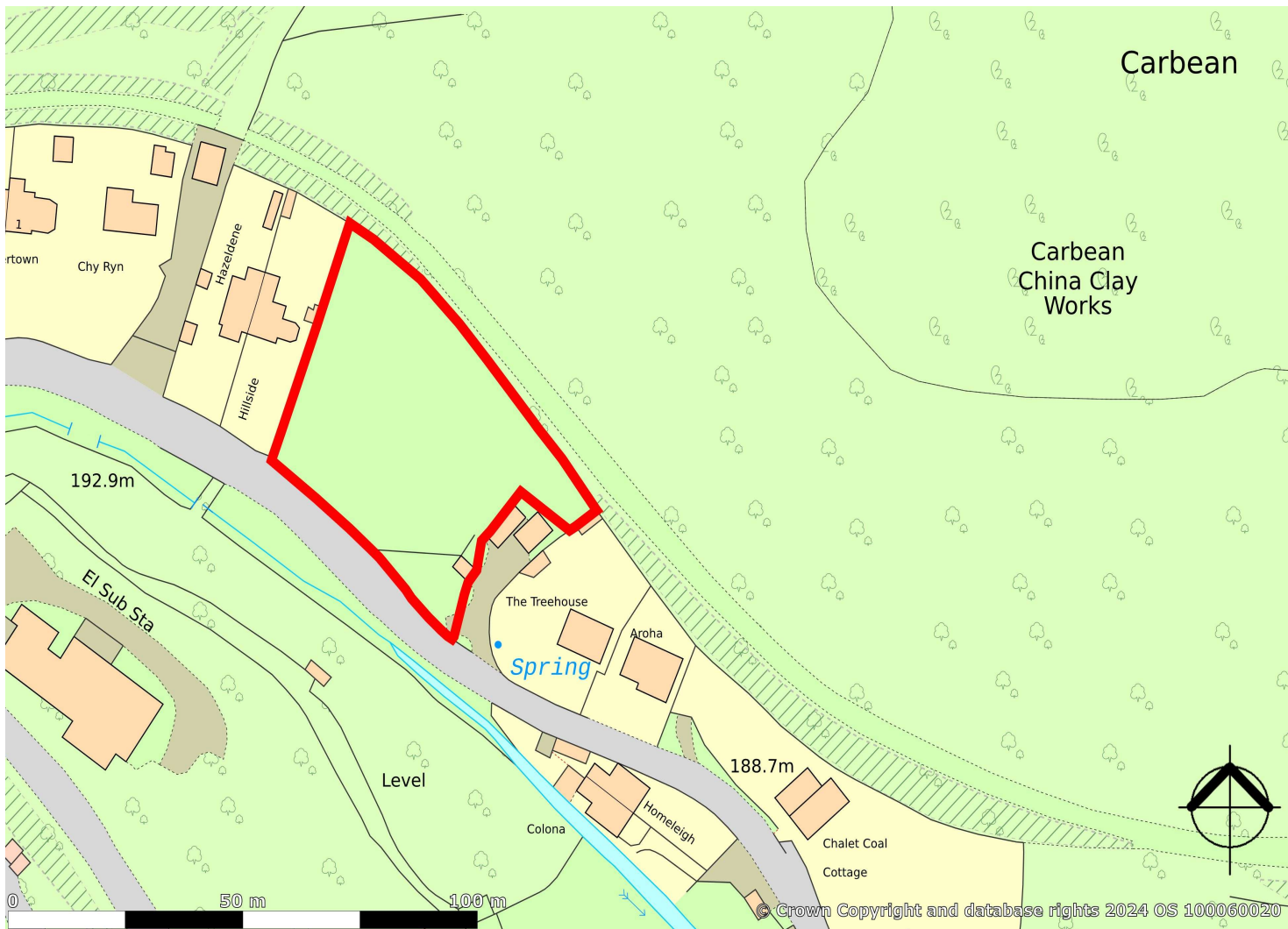
Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

or contact **Auction House South West** on 03456 461361

Email southwest@auctionhouse.co.uk





AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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