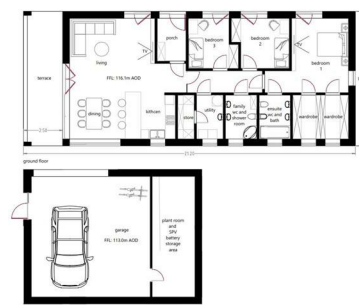


BODMIN ROAD, ST. AUSTELL



PLOT AT BODMIN ROAD, ST. AUSTELL, PL25 5AG

INDIVIDUAL BUILDING PLOT SOLD WITH NO CHAIN

This is a unique opportunity to purchase an individual building plot with detailed planning permission granted for the construction of a substantial three bedroom detached single storey dwelling. The dwelling is situated in a convenient location and occupies a generous plot in an elevated position with tremendous views. The proposed accommodation includes; three bedrooms (master en-suite), bathroom, open plan kitchen/dining/sitting room, utility room and double garage and a plant room.

Sold with no chain, viewing is highly recommended.

- INDIVIDUAL BUILDING PLOT
- DETAILED PLANNING PERMISSION
- POPULAR LOCATION
- NO CHAIN

GUIDE PRICE £200,000

INDIVIDUAL BUILDING PLOT SOLD WITH NO CHAIN

THE PLOT

This is a very exciting and increasingly rare opportunity to purchase an individual building plot in a very private position, occupying a substantial site. The location is very convenient, sat just on the outskirts of the town centre, yet enjoys plenty of privacy and a pleasant outlook.

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 24 February 2025 and accompanying plan(s): Description of Development: New self-build and custom build dwelling with associated works. Location of Development: Land North Of 92 Bodmin Road St Austell Cornwall PL25 5AG

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 and 23 of the Cornwall Local Plan Strategic Policies 2010-2030 and Paragraph 135 of the NPPF 2024.

4 The development hereby permitted shall be carried out in accordance with the energy statement and 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.

5 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.

6 The proposed development shall be constructed in accordance with all measures outlined in the submitted ecological report by Charlotte Mason Ecology, dated June 2025. Reason: To ensure the protection and enhancement of local ecology and to comply with Policy 23 of the Cornwall Local Plan (2016) and Paragraph 187 of the NPPF (2024).

7 Prior to first occupation of the proposed new unit, 1x bird box, 1x bat box and 1x bee box/brick must be erected within suitable locations at the application site 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.

8 Prior to the installation of any electrical work of the development hereby permitted, a sensitive lighting strategy (in accordance with the submitted ecological report and prepared by a suitably qualified professional) must be submitted to the Council for Approval. The development must then be built in accordance with the approved details prior to first occupation and remain as such unless approved otherwise. Reason: To prevent remedial action and to ensure the protection and enhancement of local ecology and endangered species and to comply with Policy 23 of the Cornwall Local Plan (2016) and Paragraph 187 of the NPPF (2024).

SERVICES

It is believed that mains water and electricity are very close by. Purchasers will need to satisfy themselves of this prior to exchange of contracts.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

DIRECTIONS

Proceed out of St Austell in the direction heading towards Trethowel along the B3274. Proceed under the viaduct and take the right hand turning signposted 82 Bodmin Road. Follow the lane until you see a Philip Martin for sale board.

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.

CONTACT US

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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.

