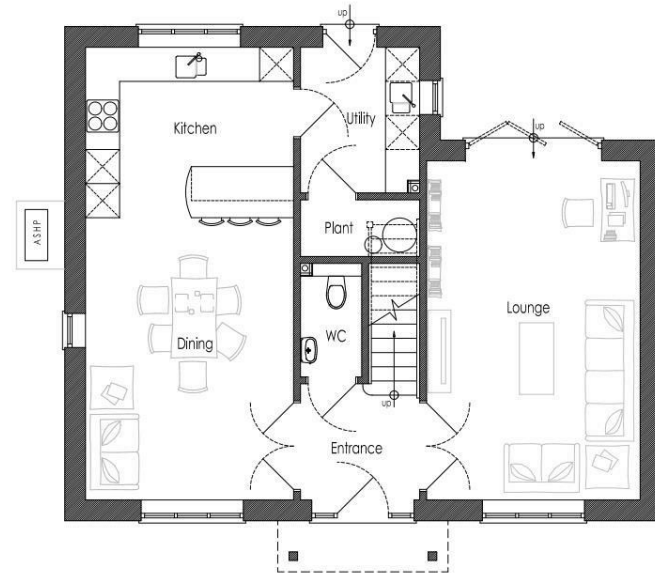
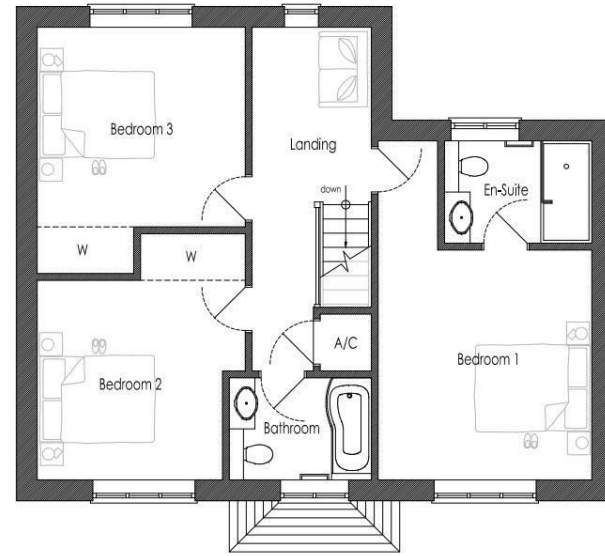


CHAPEL HILL, ST. AUSTELL



PROPOSED GROUND FLOOR PLAN  
SCALE 1:50



PROPOSED FIRST FLOOR PLAN  
SCALE 1:50



KEY FEATURES

ENERGY PERFORMANCE RATING

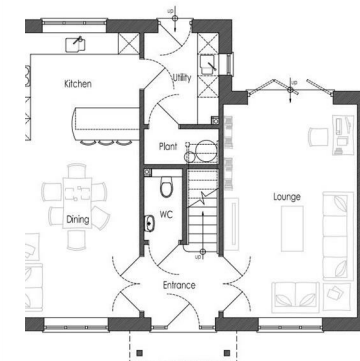
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (91-101)		A (91-101)	
B (81-90)		B (81-90)	
C (71-80)		C (71-80)	
D (61-70)		D (61-70)	
E (51-60)		E (51-60)	
F (41-50)		F (41-50)	
G (1-40)		G (1-40)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



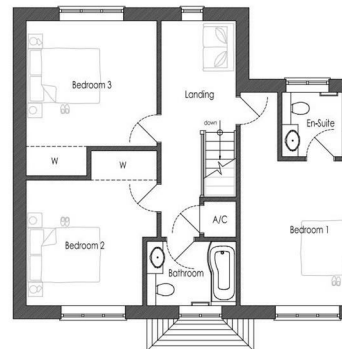
PROPOSED NORTH WEST ELEVATION  
SCALE 1:100



PROPOSED SOUTH EAST ELEVATION  
SCALE 1:100



PROPOSED GROUND FLOOR PLAN  
SCALE 1:50



PROPOSED FIRST FLOOR PLAN  
SCALE 1:50

CONTACT US

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## GENERAL COMMENTS

Planning has been granted for a large detached 3 bedroom house with parking in a lovely part of the village, tucked away in a quiet location.

We understand that electricity is available from a pole close by. We understand that Western Power installed a three-phase cable to the pole which is capable to deliver to car charging points for future proofing.

The build has been designed to include air source heat pumps for heating to meet SAP report.

There is mains water in the main road, however it is likely that a bore hole would be sufficient.

A BT pole is located in a neighbouring garden with a duct in the ground ready for cables to be pulled through when needed. We also understand that Wildanet have broadband along the access lane.

Mains drainage runs across the plot and can be seen on the plan which the house will connect in to.

A drainage plan has been designed by a drainage engineer for the surface water run off which was a planning condition. This is by way of a couple of attenuation tanks that connect into the mains drainage which has been approved by South West Water.

## LOCATION

Sticker is a thriving community on the western side of St. Austell and with a good selection of facilities including shop, post office and public house. A regular bus service connects Truro through to St. Austell and obviously both centres offer a wide range of amenities including

supermarkets, banks, building societies, restaurants as well as being close to popular golf courses and a main line rail link to London (Paddington).

Both north and south Cornish coasts are also easily accessible and it lies on the edge of the scenic Roseland Peninsula and hence many south Cornish beaches and harbourside villages are all within a few minutes driving distance.

## CIL

The CIL of £9,187.42 has been paid by the current owners.

## 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

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## DIRECTIONS

Proceed into the village of Sticker from the Truro direction and at the bottom of the hill next to the village car park take the first right hand turning into Chapel Hill. The access lane can be located on the left hand side just before the former chapel.

