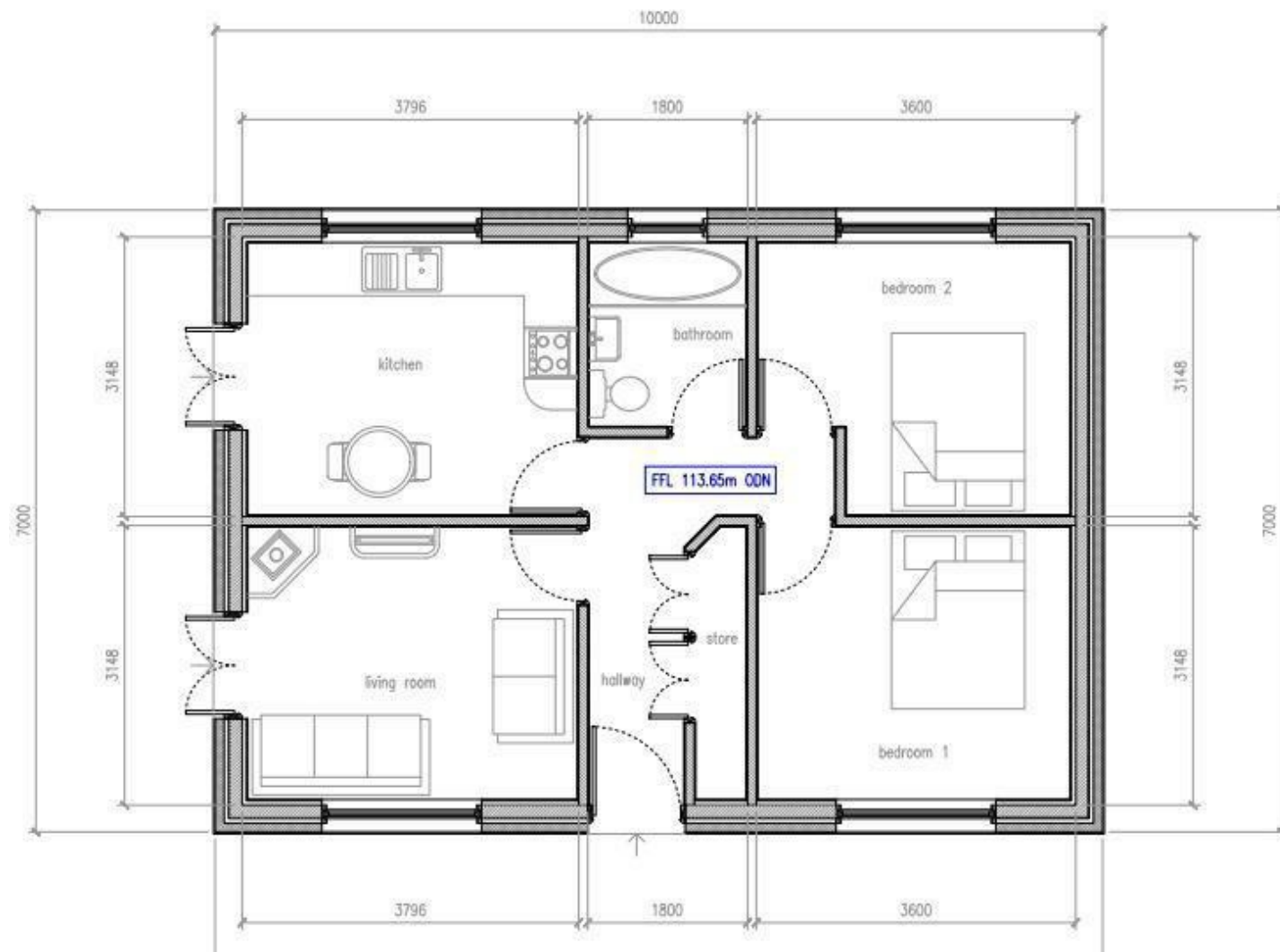


HALLANE ROAD, ST. AUSTELL



KEY FEATURES

- Individual Building Plot
- Sitting Room
- Kitchen/Dining Room
- Quiet Location
- No CIL
- Two Double Bedrooms
- Bathroom
- Enclosed Garden
- Parking For Two Cars
- Viewing Essential.

ENERGY PERFORMANCE RATING

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

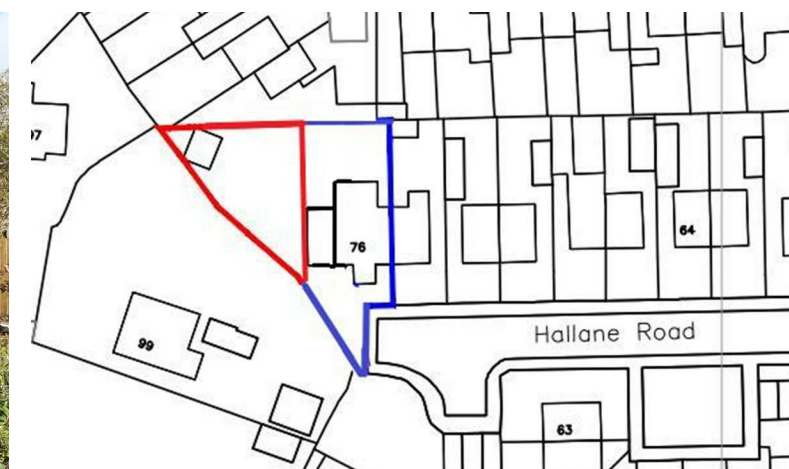
England & Wales EU Directive 2002/91/EC

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



BUILDING PLOT, 76 HALLANE ROAD, ST. AUSTELL, PL25 3EL

INDIVIDUAL BUILDING PLOT

A level garden plot occupying a large corner plot in a quiet position at the end of the development. Detailed planning consent for a detached bungalow with parking and garden. Two double bedrooms, sitting room, kitchen/dining, sitting room and bathroom. No CIL. Further details available from the sole agents. Early viewing advised.

GUIDE PRICE £100,000

CONTACT US

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TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01326 270008

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## GENERAL COMMENTS

This is an increasingly rare opportunity to purchase an individual building plot within an established residential development on the outskirts of St Austell. Planning permission was granted by Cornwall Council on 14th June 2019 (Reference PA18/09807) for a "Two bedroom single storey dwelling" on Land West Of 76 Hallane Road St Austell Cornwall PL25 3EL. The planning granted is for a spacious detached bungalow with two double bedrooms, spacious entrance hall with airing cupboard, kitchen/dining room, sitting room with woodburner and bathroom. Outside is private parking for two vehicles and a good sized enclosed garden that enjoys a sunny aspect.

Please note that the fencing has been installed and Condition Number 4 (fencing) has been satisfied by Cornwall Council therefore a lawful material commencement of building has commenced and the planning permission will not now expire.

## LOCATION

The location of the building plot is very pleasant, being at the far end of the development on a large corner plot. St Austell is within easy reach as is the A39 for quick commuting, the south Cornish Coast, Eden Project, Charlestown and Fowey are also close by. The market

town of St. Austell has an excellent range of everyday facilities and there is also a main line railway link to London (Paddington). An early viewing is recommended to avoid disappointment.

## 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 The development hereby permitted shall not be occupied until the installation of a system to serve the development for the disposal of sewage and surface water runoff has been completed in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. The details shall include a programme for maintaining the

system if required. The system shall be retained and maintained thereafter in accordance with the approved details.

Reason: In the interests of water quality and the residential amenities of future occupiers and neighbouring properties and in accordance with the aims and intentions of paragraph 170 of the National Planning Policy Framework 2018 and Policy 26 of the Cornwall Local Plan Strategic Policies 2010-2030.

4 Before the development hereby permitted is occupied, details of the proposed height, siting, appearance and construction of all boundary treatments (means of enclosure) shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment (means of enclosure) shall be completed in accordance with the approved details prior to the first occupation of the development (or the use hereby approved is commenced) and notice shall be given to the Local Planning Authority when the approved scheme has been completed. The boundary treatment (means of enclosure) shall not thereafter be altered or removed, other than by necessary replacement.

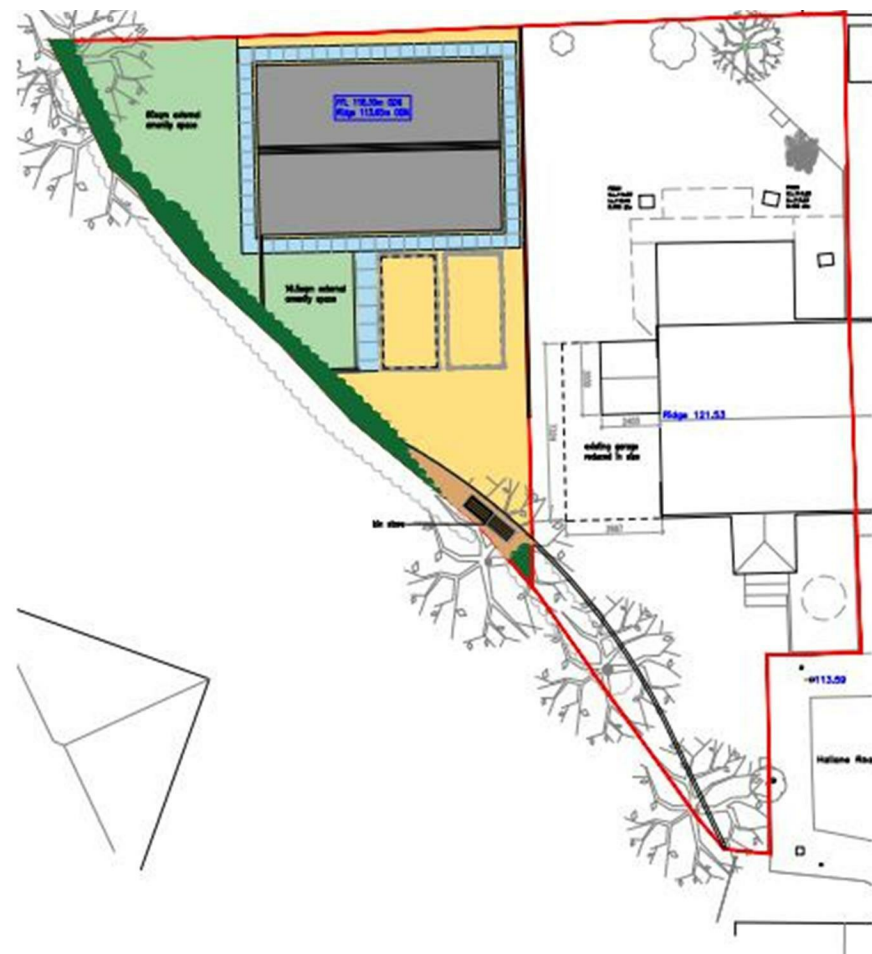
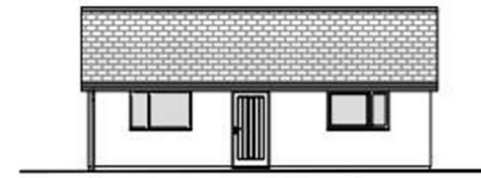
Reason: In the interests of visual and residential amenity and in accordance with the aims and intentions of paragraphs 8 and 127 of the National Planning Policy Framework 2018.

## SERVICES

Mains water, gas and drainage are believed to be in the road but purchasers must make their own enquiries to confirm this.

## 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.



## DIRECTIONS

From Truro proceed in an easterly direction along the A390 and after Holmbusk turn right onto the A391 signposted to Eden and Bodmin. At the third roundabout turn left signposted Boscoppa onto Menear Road and second right into Hallane Road. The plot is located at the end of the road where a Philip Martin board has been erected.

## 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.