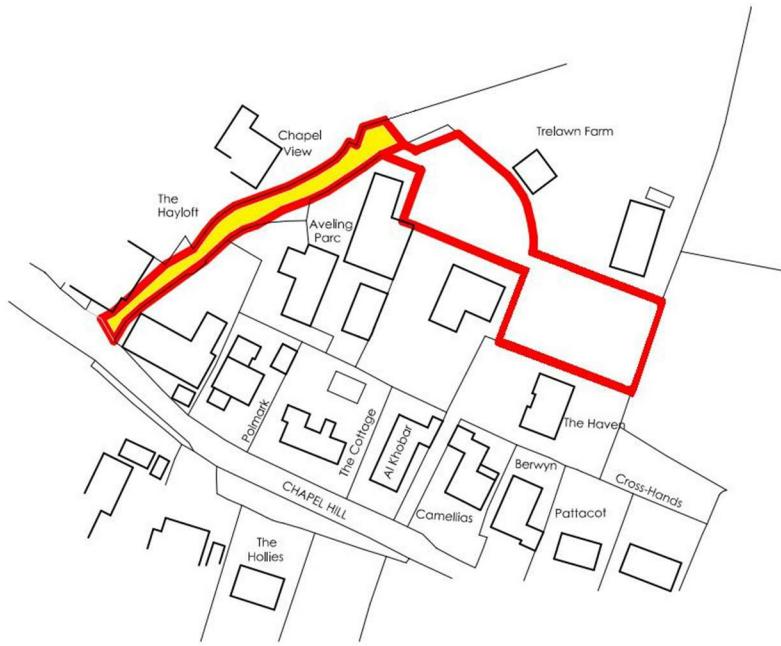




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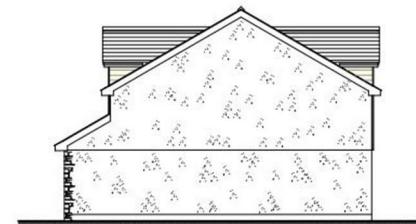
ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



SITE LOCATION PLAN
SCALE 1:1250



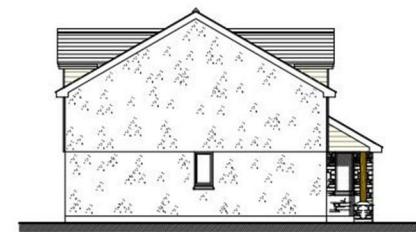
PROPOSED NORTH WEST ELEVATION
SCALE 1:100



PROPOSED SOUTH WEST ELEVATION
SCALE 1:100



PROPOSED SOUTH EAST ELEVATION
SCALE 1:100



PROPOSED NORTH EAST ELEVATION
SCALE 1:100



BUILDING PLOTS CHAPEL HILL STICKER PL26 7HG

TWO INDIVIDUAL BUILDING PLOTS

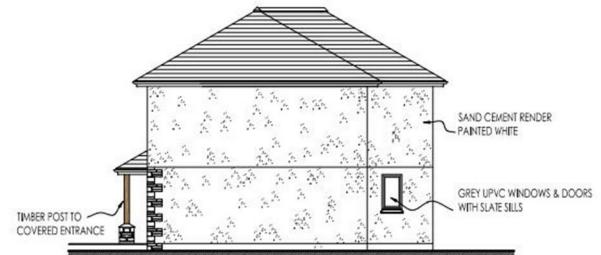
A third of an acre site located in a sought after and tucked away location just off Chapel Hill.

Planning permission granted and a site ready for development.

Available as a whole or divided into 2 lots.



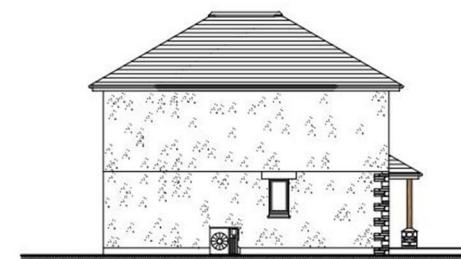
PROPOSED NORTH WEST ELEVATION
SCALE 1:100



PROPOSED SOUTH WEST ELEVATION
SCALE 1:100



PROPOSED SOUTH EAST ELEVATION
SCALE 1:100



PROPOSED NORTH EAST ELEVATION
SCALE 1:100

GUIDE PRICE £350,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 St Mawes: 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk

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(a) Whilst every care has been taken in 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 Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GENERAL COMMENTS

An opportunity to purchase two building plots in an excellent location within the popular village of Sticker, midway between Truro and St Austell.

Planning permission has been granted for a detached 4/5 Bedroom house with a detached garage and parking as well as a 3 bedroom detached house with parking. The site measures approximately one third of an acre.

PLANNING PERMISSION

Planning reference numbers PA21/12529 and PA22/05351.

Further details can be found via the Cornwall Council Planning Portal using the reference numbers above.

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.



SERVICES

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.

Both builds are to be 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 for both houses.

A BT pole is located in a neighbouring garden with a

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duct in the ground ready for cables to be pulled through when needed.

Mains drainage runs across the lower plot that can be seen on the plans which both houses 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.

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.

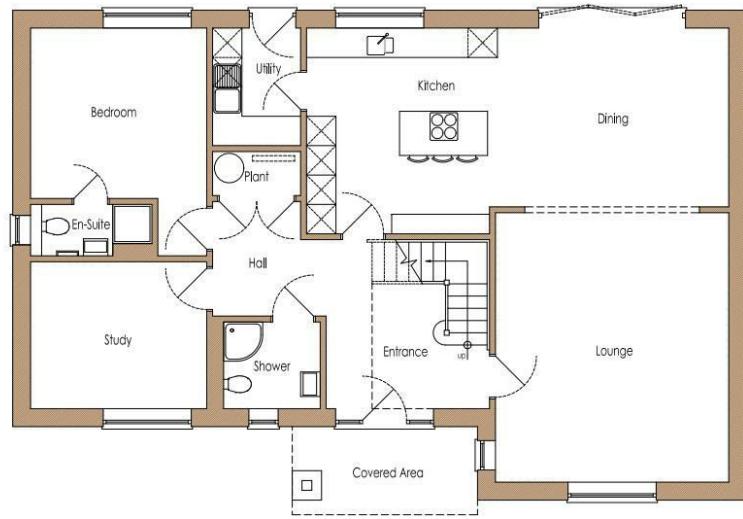
DATA PROTECTION

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.

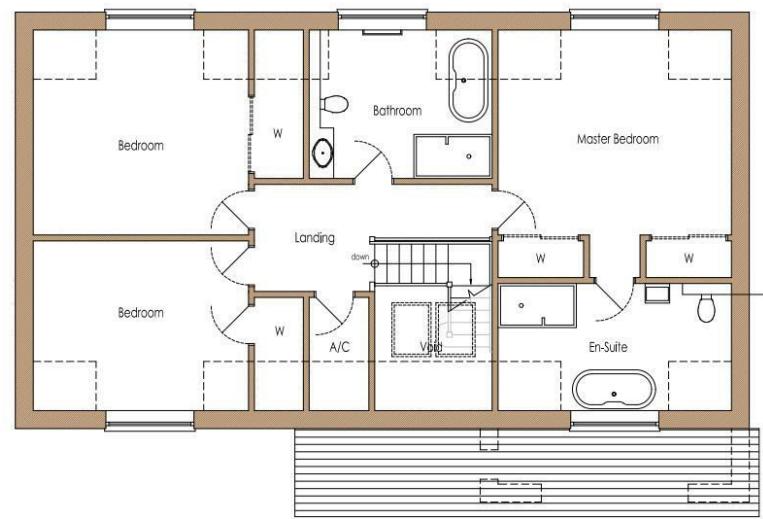
DIRECTIONS

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.

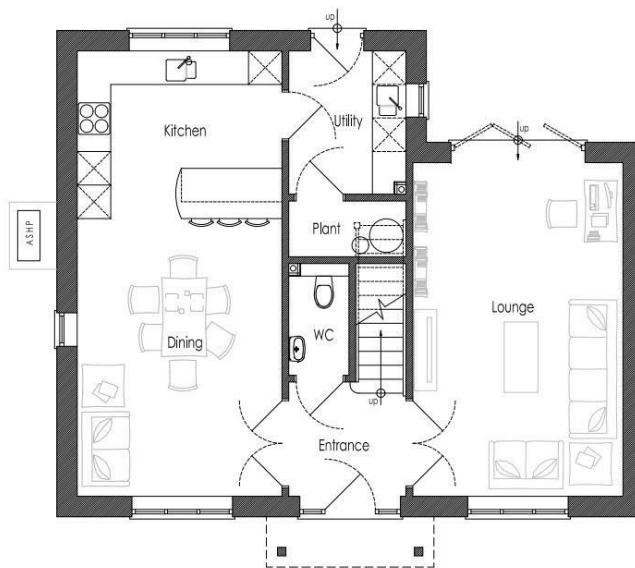
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PROPOSED GROUND FLOOR PLAN
SCALE 1:50



PROPOSED FIRST FLOOR PLAN
SCALE 1:50



PROPOSED GROUND FLOOR PLAN
SCALE 1:50



PROPOSED FIRST FLOOR PLAN
SCALE 1:50

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Tuero 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

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