

LAND NORTH OF MOORLEA, LONDON APPRENTICE.

OUTLINE PLANNING PERMISSION WITH SOME MATTERS RESERVED FOR PROPOSED RESIDENTIAL DWELLING ON EXISTING DOMESTIC GARAGE AND GARDEN SITE. ADDITIONAL LAND IS INCLUDED WITHIN THE SALE PROVIDING A TOTAL ACREAGE OF 1.66 ACRES. MAINS SERVICES READILY AVAILABLE.

OIRI £170,000

Land North of Moorlea London Apprentice St Austell PL26 7AR

Price : ORIO £170,000 Freehold.

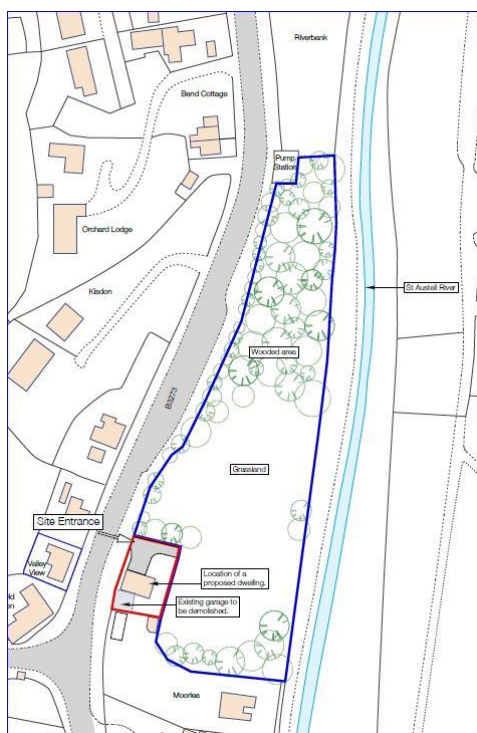
Just situated a short distance from St Austell Town centre within London Apprentice and the Pentewan Valley, this building plot is well located within easy reach of local facilities and the popular village of Polgooth.

We are pleased to offer for sale this detached garage and land with Outline Planning Permission for a three bedroom dwelling with off-road parking. In addition to the plot, there is a paddock which has been left to nature and could potentially be returned to pasture or left as it is to create a wonderful nature habitat. The Planning Application No PA19/04355 is available to view online at the Cornwall Planning Register.

Mains services are close by and should be relatively easy to connect. The Outline Planning Permission allows potential purchasers to create their own individually designed property subject to being approved by Cornwall Council Planning Authority.

Externally, there is scope for off road parking and front and rear gardens.

In total the land measures approximately 1.66 acres.



OVERAGE

The land is subject to a development reservation whereby if within 20 years planning permission is obtained for any residential, commercial or holiday development the buyer must pay to the seller 30% of the uplift in value.

The overage provision does not apply to the construction of agricultural buildings or outbuildings such as a garage, store or stable appropriate to the size of the property. The construction of one residential dwelling will also not trigger the overage.

SERVICES

It is understood that mains electricity, water and drainage services are available close by. Purchasers should make their own enquiries with the utility companies about connections.

PLEASE NOTE

The purchaser will be liable for CIL Tax but may be eligible for an exemption for a self-build project. Japanese Knotweed is also present on the land which may impact on mortgageability.



VIEWING

Strictly by prior appointment with the vendors agents – Jefferys
tel: 01579-342400

DIRECTIONS

From St Austell, proceed along the B3273 St Austell to Mevagissey roadway. Upon reaching London Apprentice the plot can be found on your left hand side just past Queenies local convenience store.

St Austell

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PL25 5PH
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