



**OPEN MARKET RESIDENTIAL DEVELOPMENT FOR 10 OPEN MARKET HOUSES ON A GREEN FIELD SITE**

**Land South Of 10A Higher Bugle  
Higher Bugle  
Bugle  
Cornwall  
PL26 8PY  
Guide £225,000**



## LOCATION

This land is conveniently located approximately one mile to the south of Bugle. The former market town of St Austell lies approximately four miles to the south.

## DESCRIPTION

The property comprises a gently sloping field which has outline planning permission for the development of 10 open market dwellings together with associated works.

Each property has parking and private garden areas.

Planning was granted under planning application number PA18/00018. Further information can be obtained from the Agents or Cornwall Council.

## SITE

The site extends to approximately 0.42 hectares (1.03 acres) and is as shown edged red on the attached plan.

## TENURE

The entire site is Freehold and offered with vacant possession on completion.

## SERVICES

No mains services are connected. All mains services are understood to be on site or close by. Prospective purchasers should make their own enquiries with the Utility Companies regarding connection charges, although Western Power Distribution have provided a provisional quote of £26,290 to connect electricity to

to the dwellings.

South West Water have estimated £20,400 to connect water and drainage. However if a pumping station is required this figure will be greater.

## SCHEDULE

		GIA M <sup>2</sup>
Plot 1	3 Bed Detached House	100
Plot 2	3 Bed Detached House	100
Plot 3	3 Bed Detached House	100
Plot 4	3 Bed Detached House	100
Plot 5	3 Bed Detached House	100
Plot 6	2 Bed Semi Detached House	88
Plot 7	2 Bed Semi Detached House	88
Plot 8	3 Bed Terraced House	100
Plot 9	3 Bed Terraced House	100
Plot 10	3 Bed Terraced House	100

## PLANS

Plans are available from the Agents upon request.

## METHOD OF SALE

The property is being offered for sale by Private Treaty.

## ELECTRICITY

Western Power Distribution, Lostwithiel Road, Bodmin, PL31 1DE. Telephone: 0845 601 2989



## WATER

South West Water, Peninsula House, Rydon Lane, Exeter, EX2 7HR. Telephone: 0800 169 1133

## CONDITIONS OF SALE

- The mineral rights for this property will be reserved for the Sellers.
- Normal British Telecom and Western Power Distribution apparatus reservations.
- The buyer will contribute the sum of £1,500 plus VAT to the seller's legal and agent's

## INFORMATION PACK

An information pack will be available for purchase at a price of £30 for CD and £50 for a paper copy. Emailed copies will be free.

The pack includes details on:

- Planning Decision Notice
- Site Plan
- Various Plans
- Western Power Distribution Quote
- South West Water Quote

## PLANNING

Cornwall Council Planning, County Hall, Truro, TR1 3AY. Telephone: 0300 1234 151

## ARCHITECT

Atelier 3 Hamilton House, The Platt, Wadebridge, Cornwall, PL27 7AD

Telephone: 01208 895536

E-mail: [jane@atelier3.co.uk](mailto:jane@atelier3.co.uk).

## SOLICITORS

Stephens Scown LLP, 1 High Cross Street, St Austell, PL25 4AX, for the attention of Tim Atkins.

Telephone: 01726 74433.

E-mail: [cpsa@stephens-scown.co.uk](mailto:cpsa@stephens-scown.co.uk)

## DIRECTIONS

From Bugle proceed towards St Austell where the development site will be found on your right hand side opposite Rockhill Business Park.

## VIEWING ARRANGEMENTS & FURTHER INFORMATION

Please contact the agents: Jefferys, 17 Dean Street, Liskeard, PL14 4AB.

Telephone: 01579 342400.

E-mail: [johnblake@jefferys.uk.com](mailto:johnblake@jefferys.uk.com).



**St Austell**

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