



• A residential development opportunity with planning in place for two × four bedroom semi-detached houses

An interesting opportunity to acquire a residential development site, already having the benefit of a Grant of Conditional Planning Permission, for the demolition of the existing house and replacement with two × four bedroom, three storey, semi-detached houses with associated gardens and car parking.

Situated Nanpean is a small village which provides day to day amenities including a village shop together with junior/primary schools. In addition the neighbouring village of St. Stephen offers a comprehensive school and further amenities while St. Austell, the main town of the area, is some five miles distance and offers more comprehensive shopping, schooling and public services plus a mainline railway station.

Proposed Accommodation
Each property to comprise:

Ground Floor Entrance hall,

study, cloakroom/WC, kitchen, dining/living area.

First Floor Landing, bedroom 2 with en-suite shower room, two further bedrooms and family bathroom.

Second Floor Landing, master bedroom with en-suite bathroom.

Outside On drive parking, front and rear gardens.

Planning
A Grant of Conditional Planning Permission, under application number PA18/05859, on the 17th August 2018 for 'Demolition



of the existing detached dwelling to be replaced by two semi-detached dwellings'. Interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

EPC Rating Energy Efficiency Rating Exempt.

Auction Valuer
Wendy Alexander

Viewing Arrangements
Strictly by prior appointment only with Stratton Creber St Austell 01726 73254. General enquiries Countrywide Property Auctions 01395 275691.