



Description

An interesting opportunity to acquire a former public conveniences situated at Hamleys Corner in Par and having the benefit of a Grant of Conditional Planning Permission, granted on the 18th January 2022 under application number PA21/06741 for 'Proposed construction of a dwelling house'. The proposed accommodation allows for a one bedroom, reverse level dwelling with a car parking space and bin store, set within walking distance of the harbour and Par Sands beach, with a mainline railway station from Par to London Paddington.

Situated

Par is a village and fishing port on the south coast of Cornwall offering a variety of shops, a convenience store, doctors surgery, takeaway and public house, with further facilities and amenities available circa 3.5 miles in the town of St Austell.

**Proposed Accommodation
Ground Floor**

Entrance hall with stairs rising to the first floor, double bedroom and bathroom.

First Floor

Open plan lounge/kitchen/diner.

Outside

Single car parking space and bin storage area.

Viewings

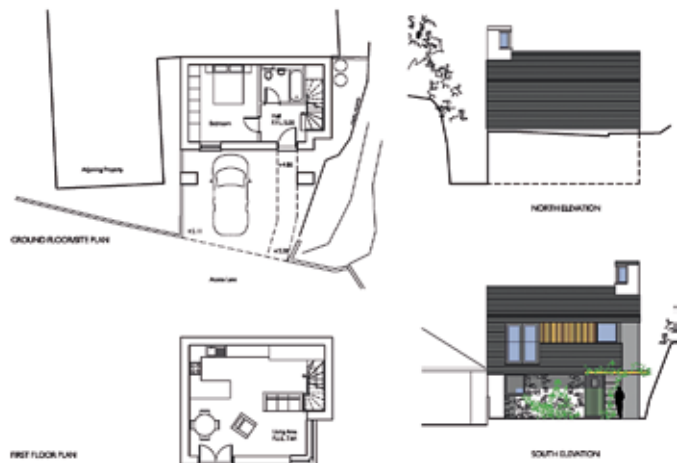
Strictly by prior appointment with Stratton Creber St Austell 01726 73254. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

Exempt

Council Tax Band/VOA Rating

Not applicable.



Note

A non-material amendment in relation to decision notice PA21/06741 dated 18/01/2022 for omission of chimney style roof light, two rooflights proposed for rear roof pitch, photovoltaic panels on front pitch of roof, new window to side elevation at ground floor level and air source heat pump unit mounted on side elevation at

ground floor level, was granted under application number PA23/00774 on the 16/02/2023. Interested parties must make and rely upon their own planning enquiries of Cornwall Council planning department.