

Building Plot at Polgooth, Pentewan Valley, St Austell, PL26 7DD



An individual building plot extending to over 2.6 acres and with permission for a large, detached dwelling of over 3,600 sq ft. Wonderful riverside location and with further land available.

Guide Price: £350,000 Freehold

The Land

A unique opportunity to purchase a building plot in this picturesque location with planning permission (PA24/01385 – granted 1st July 2024) for a large, detached dwelling with proposed accommodation extending to over 3,600 sq ft and to include entrance lobby and hall, snug, lounge, open plan kitchen dining room, rear porch, utility and two w.c.'s to the ground floor and four double bedrooms – all with en-suite facilities – to the first floor.

The site has been cleared in readiness for building to commence and there is a wide gateway from the highway into the site where there is ample turning and parking space. Beyond where the dwelling is to be positioned are long paddocks divided centrally by a pretty stream, most with natural hedge boundaries save for the road-side where there is walling.

The grounds extend to approximately 2.61 acres and available for an additional fixed price of £100,000 are two further paddocks extending to approximately 6.84 acres, both are illustrated on the site plan.



N.B.

There is Japanese Knotweed located within the site which has been treated by the vendor.

CIL

The development as per the proposed plans will be liable for a CIL charge of £40,616.04 unless an exemption applies.

Services

Mains electricity and water to site but not connected. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. There are no public rights of way across the site, nor the additional land, being offered for sale.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

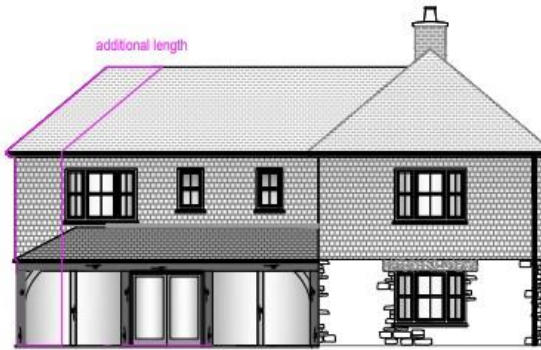
PROPOSED ELEVATIONS



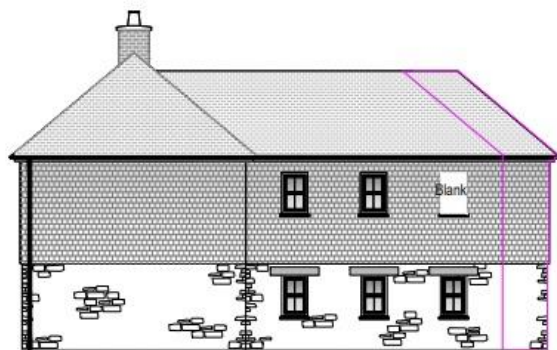
Rear Elevation - North West



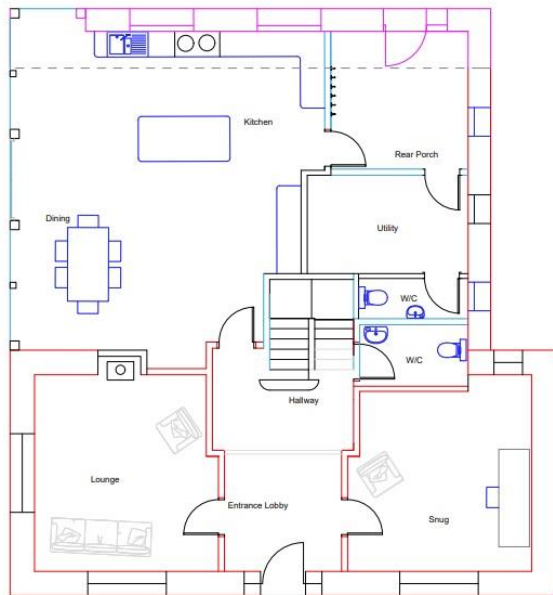
Front Elevation - South East



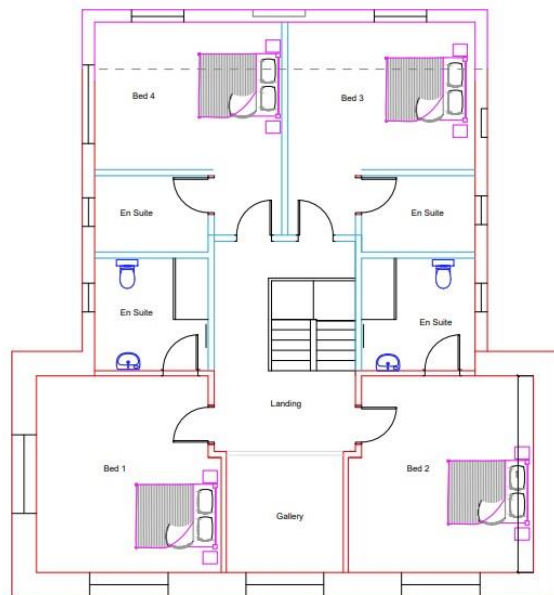
Stream-side Elevation - South West



Road-side Elevation - North East



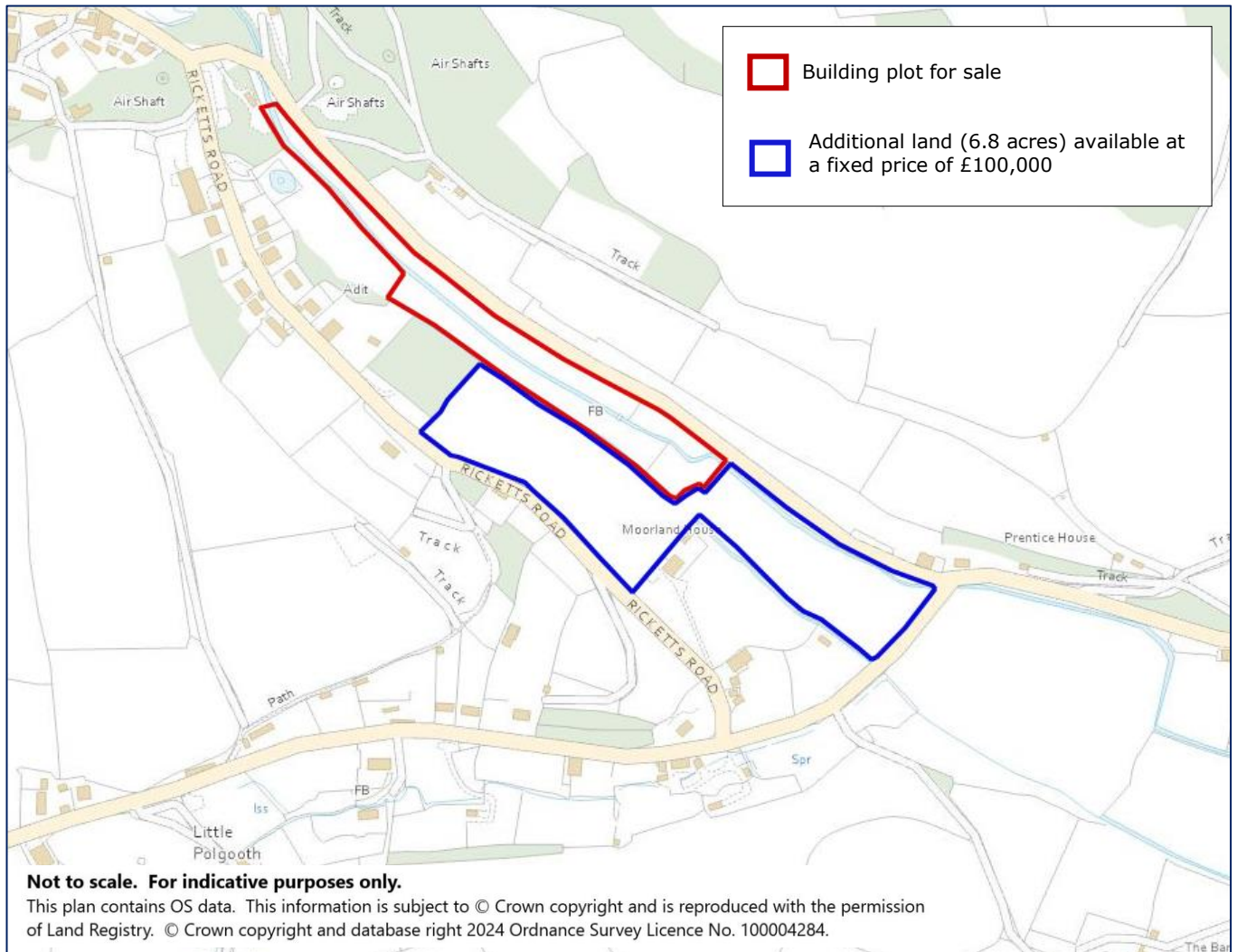
GROUND FLOOR



FIRST FLOOR

Location

The location is quite magical, set in the heart of the valley and enjoying much stream frontage. Polgooth is a village located part way between the fishing village of Mevagissey and the market town of St Austell, approximately 5 and 3 miles distant respectively. There are endless off road walking, riding and cycling opportunities on the doorstep, being just a short distance from the Pentewan Valley trail and Kings Wood, the former connecting to the South West Coast Path at Pentewan. The village of Polgooth offers a convenience store and Post Office as well as a reputable Public House.



Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

Proceeding from St Austell towards Mevagissey along the B3273 turn right in the centre of London Apprentice signposted Polgooth. Proceed along this road for approximately a quarter of a mile before the entrance gates to the plot will be found on the left hand side.

[what3words///tweed.mouth.reboot](https://www.what3words.com/what3words///tweed.mouth.reboot)