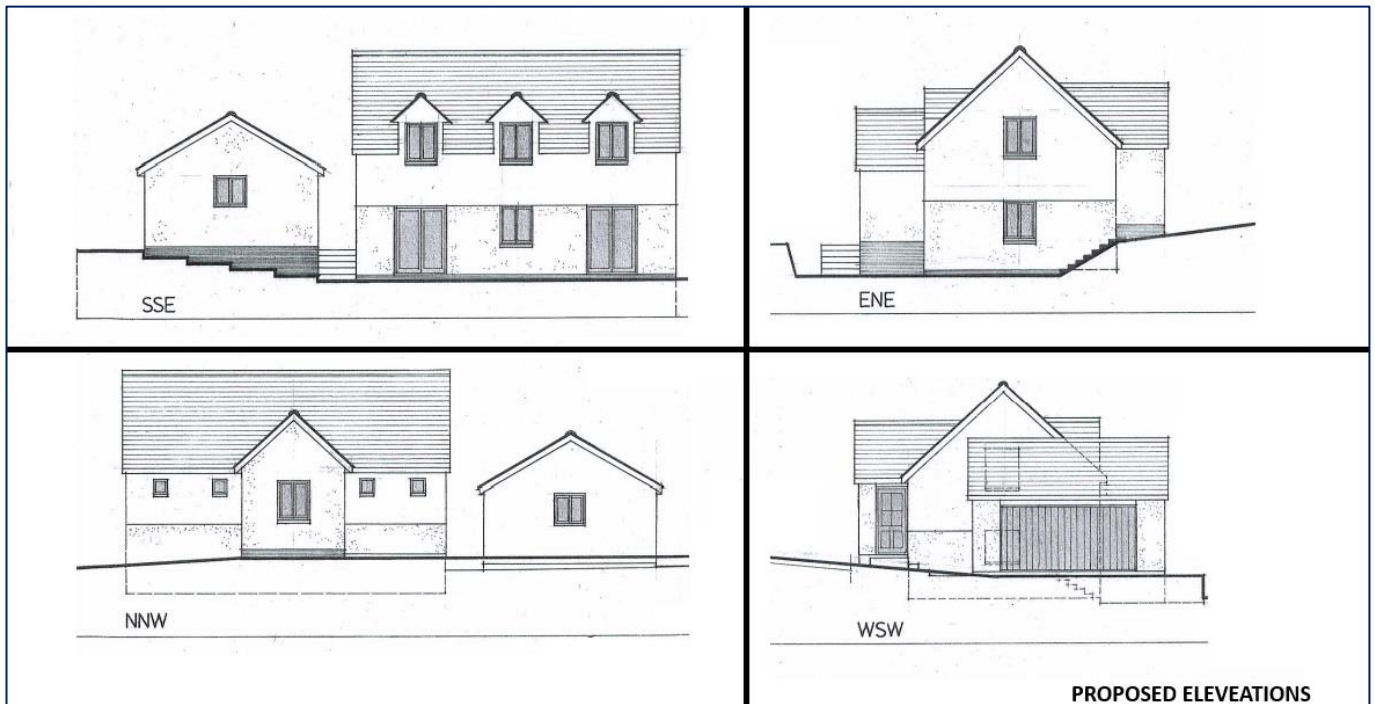


Building Plot opposite The Brambles, Hewas Water, St Austell, PL26 7JF



An individual building plot with planning permission for a detached dwelling with double garage. Potential for multiple dwellings (subject to consent).
Mains water and gas on site awaiting connection.

Guide Price: £100,000 Freehold

01872 272722

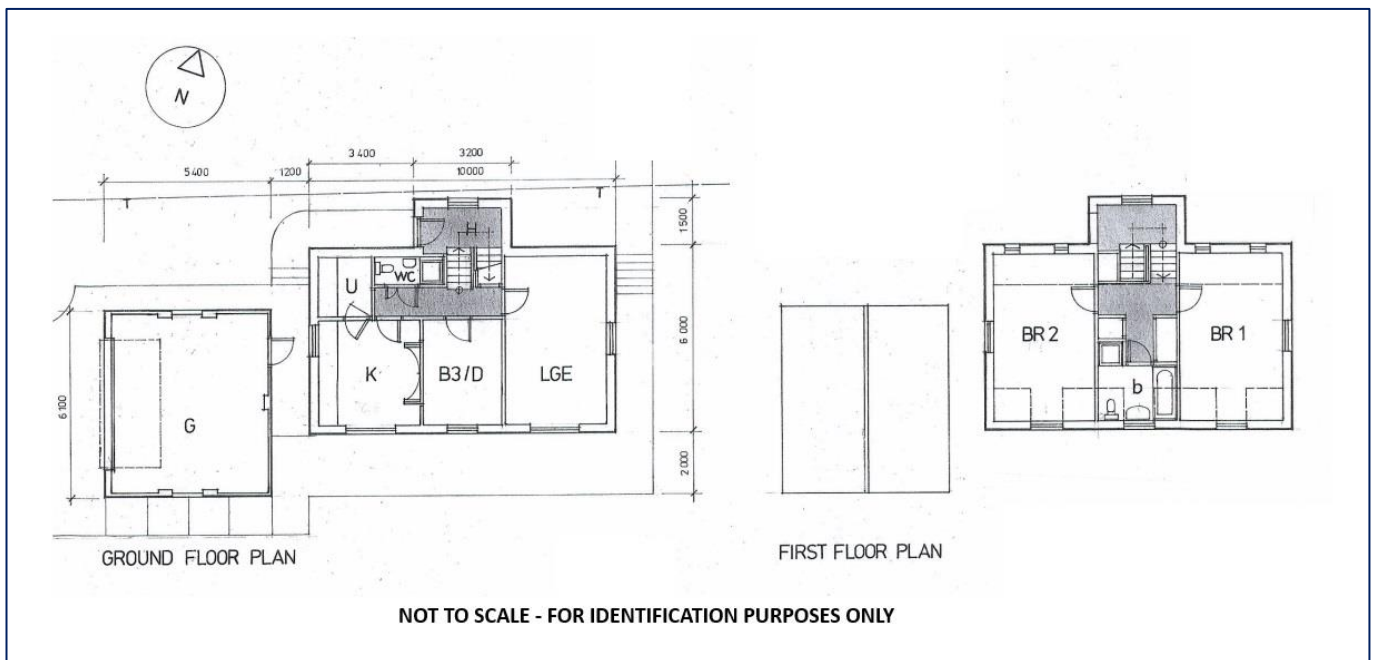
58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Plot

The plot comprises a level site in the centre of the village which is sold with the benefit of planning permission (granted at Appeal 03/02/2016 – planning reference PA15/00711) for a detached 2/3 bedroom dwelling. A concrete base for the proposed double garage is already in place, deeming the planning permission still valid. The current plans propose two storey accommodation comprising entrance hallway, w.c., lounge, kitchen, dining room/bedroom 3 and utility to the ground floor with two bedrooms and a bathroom at first floor level. The proposed double garage will provide much sought after parking and storage space, and the gardens - as per the current plans - would face south and thus enjoy a warm, sunny aspect.

Given the size of the plot it is possible interested parties may wish to re-submit plans for a larger dwelling, or even for multiple dwellings (subject to consent).



Services

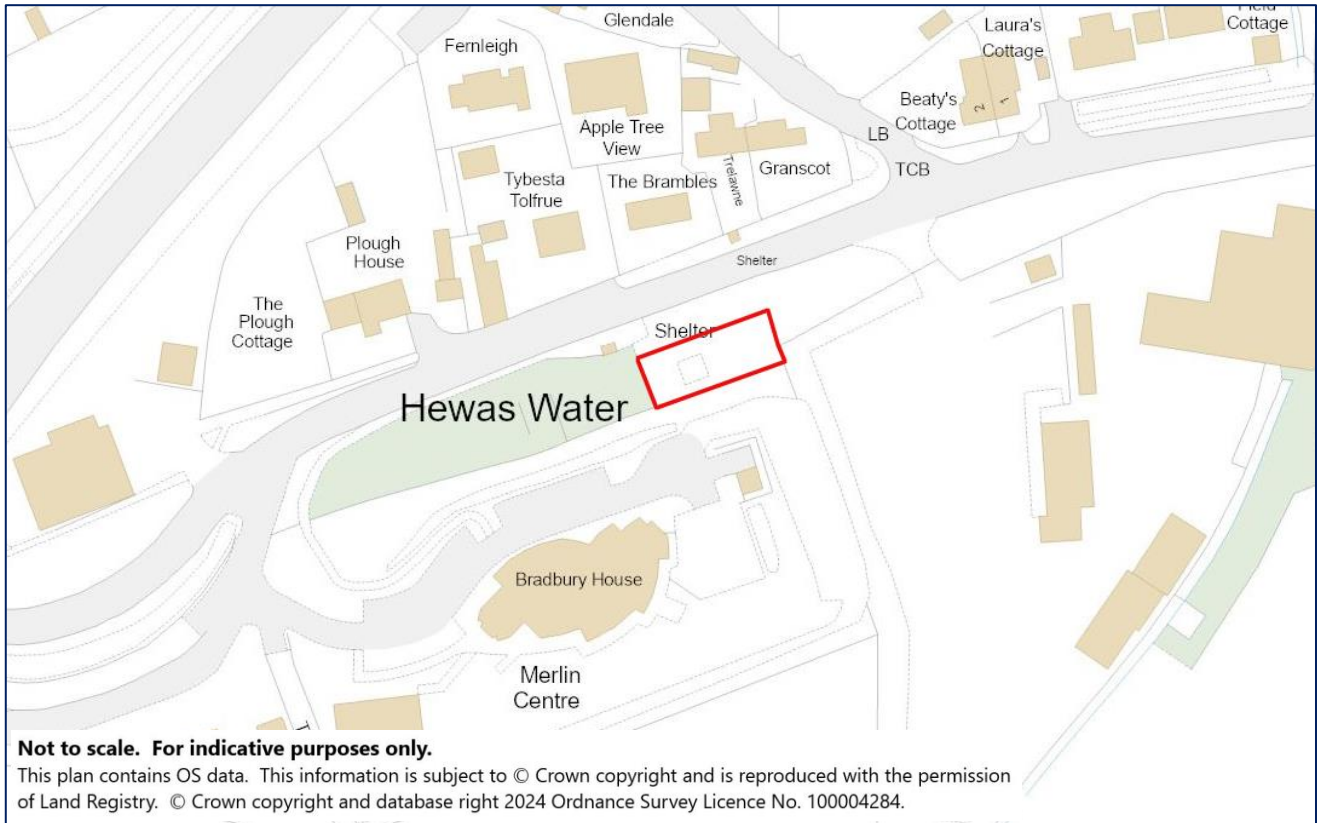
Mains water and gas on site awaiting connection. Mains electricity assumed nearby. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

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.

Location

The plot is positioned at the entrance to Hewas Water, just off the A390 Truro to St Austell road. It is conveniently located for access to both, and is within walking distance of the nearby village of Sticker which offers every day amenities including a public house, village hall and convenience store with Post Office. Griggs Agricultural Store and Restaurant and Pengelly Garden Centre are both within a short distance of the plot. Truro and St Austell are approximately 11 and 5 miles distant respectively and offer a wider range of facilities including schooling, hospitals, supermarkets, eateries and a selection of independent and national multiple retailers. There are mainline railway links from both to London (Paddington).



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 in an easterly direction along the A390 turn right shortly after entering Hewas Water immediately in front of Andrew Toms Car Sales signposted Sticker and Hewas Water. Proceed past the entrance to Pengelly Garden Centre and the Merlin Centre and the plot will be found on the right hand side almost immediately after the bus shelter.

[what3words///eyeliner.plugged.rocket](https://www.what3words.com/eyeliner.plugged.rocket)

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.