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## Building Plot Off Edgcumbe Road, Edgcumbe St Austell, PL25 5DX

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**A fine and extensive residential building plot with outline  
planning permission for a single dwelling**

Own Centre ½ mile Truro 14 miles Charlestown 3 miles

- Outline Planning Permission • Residential Dwelling • Mains Services Nearby
- Extensive Grounds & Gardens • Fine Views • About .43 of an Acre • •

**Guide price £145,000**

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## SITUATION

The building plot off Edgcumbe Road is situated in a popular area of St Austell and benefits from some fine town and countryside views. The town centre is about half a mile which offers a comprehensive range of retailing and commercial facilities and amenities, including a station on the London Paddington line. The cathedral city of Truro being the commercial and retail centre of Cornwall is about 14 miles to the south west.

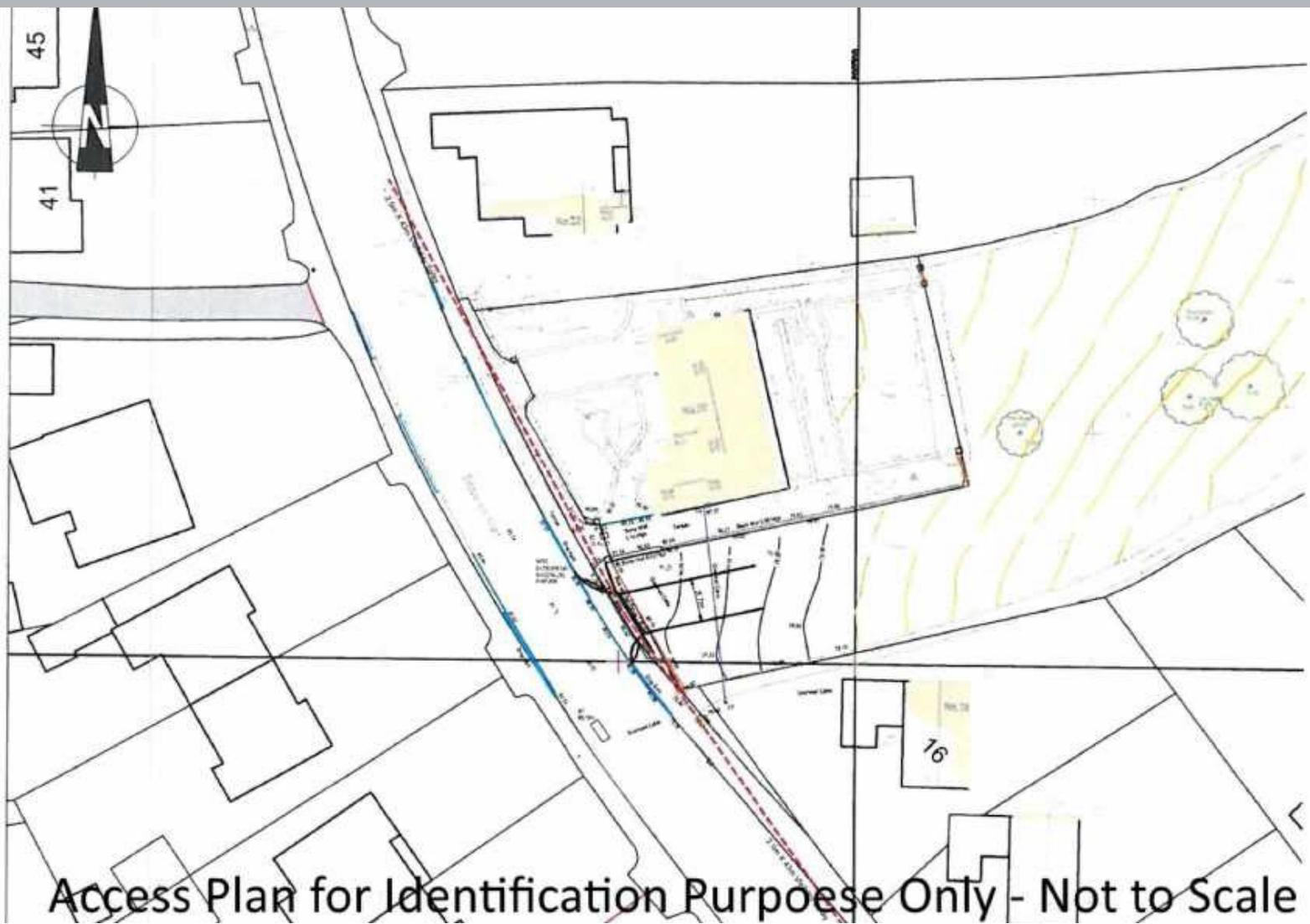
Local beaches to the property include Carlyon Bay with its cliff-top 18-hole golf course. Slightly further afield are a number of picturesque coves and harbour villages together with the captivating scenery of the Roseland Peninsula. Approximately 1.5 miles distant is the Georgian harbour at Charlestown renowned for the many tall

ships that moor there and the historic fishing port of Mevagissey. For the sailing enthusiast there are clubs at Porthpean, Pentewan and Fowey.

## DESCRIPTION

Outline planning permission was granted by Cornwall Council (Application No. PA17/08198) on 25th October 2017 with some matters reserved for the construction of a single residential dwelling.

The outline planning permission in the usual way requires application for the approval of reserved matters within three years from the grant of outline planning permission and commencement of the development of the site within two years from the final approval of the reserved matters. The outline planning permission was granted in association with detailed drawings with regard to the access to the site.



A copy of the outline planning permission and associated drawings are available from Stags Truro office on request or can be viewed on Cornwall Council website [www.planning@cornwall.gov.co.uk](http://www.planning@cornwall.gov.co.uk).

In total the site extends to about .43 of an acre and will benefit from its own independent vehicular access from the west. The dwelling could be aligned to take advantage from some superb views over St Austell and to the countryside in the distance.

It is considered there may be some

### ATTACHED DRAWINGS

The attached plans are for guidance and identification purposes only. They are not to scale and not to be relied upon.

### VIEWING

Strictly and only by prior appointment with

Stags Truro office on 01872 264488

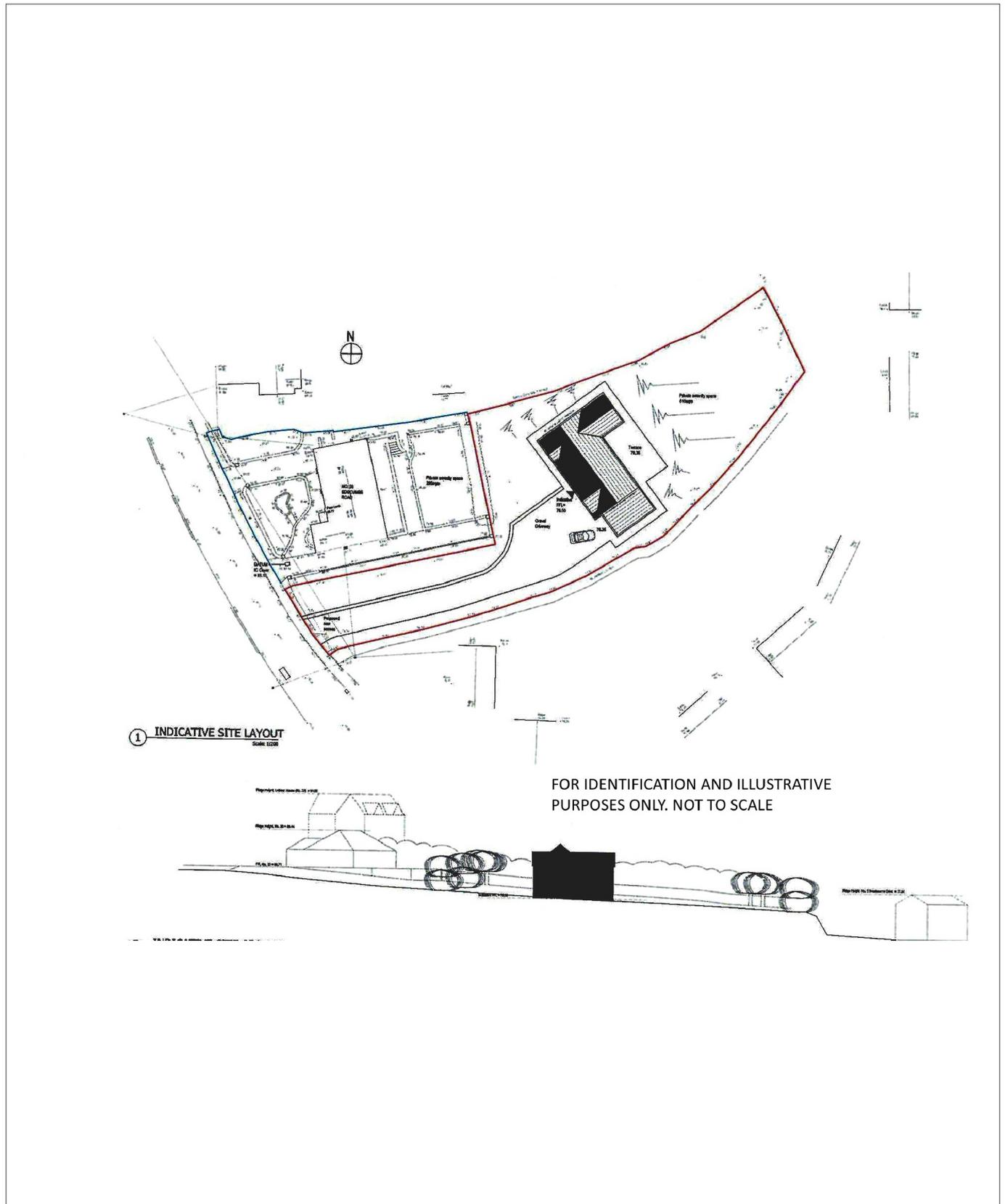
### DIRECTIONS

On entering St Austell, bear to the left towards the China Clay Museum and at the traffic lights turn left. Drive for about 200 yards and the entrance gate to the Building Plot off Edgcumbe Road will be seen on the right-hand side.

### SERVICES

It is believed that mains water is situated in Edgcumbe Road. Mains electricity is nearby. The availability of mains water and electricity has not been checked or tested with South West Water Plc or Western Power Distribution.





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