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Building Plot off Caudledown Lane



A30(T) Innis Downs 4 miles St Austell 3 miles

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**An opportunity to purchase a single residential building plot on a generous site.**

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- Outline Planning Permission
- Spacious Site
- Part Cornish Hedge Boundary
- About .20 of an Acre
- Mains Water And Electricity Close By
- Private Parking
- Gardens
- Views

**Guide Price £140,000**

### **SITUATION**

Situated towards the end of Caudledown Lane on the edge of Stenalees, the building plot is nicely positioned in a sheltered and elevated position taking advantage of some far-reaching countryside views as far as Bodmin Moor. The local villages of Stenalees and Bugle are supplemented further by the town of St Austell about 3 miles to the south, offering a comprehensive range of facilities and amenities. From St Austell there is a station on the London Paddington line and about 4 miles to the north is a junction onto the A30(T).

### **TOWN AND COUNTRY PLANNING**

Outline Planning Permission was granted by Cornwall Council on 22nd January 2020 (Application no. PA19/09723) for a detached house and detached garage.

Copies of the relevant Decision Notice and associated plans are available from Stags' Truro office on request or alternatively can be viewed online on the Cornwall Council planning register – [www.planning@cornwall.gov.uk](http://www.planning@cornwall.gov.uk).

### **DESCRIPTION**

The Outline Planning Permission provides for the erection of a detached house within the site being an elevated position and enjoying some distant views. In total, the plot extends to about .20 of an acre.

### **COVENANTS**

The Vendor will erect a 6ft high hit and miss fence along the north-western boundary.

The Purchaser will covenant not to design/have an outside balcony at first floor level on the north-western elevation – windows on this elevation will be permitted. The Purchaser will also covenant to use the new dwelling as a single residence only.

The vendors would allow the purchaser to

place a caravan/mobile home on site for a limited period of 6 months only from the date of completion, whilst the new residence is being constructed.

### **VIEWING**

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

### **DIRECTIONS**

Travelling up the B3274 from St Austell, at the roundabout at the top of the valley continue straight over towards Bugle on the A391. Pass the sign for the school and continue down the hill, pass the entrance to Telephone Lane, ignore the turning to the right towards Treverbyn, slow down and after about a further 300 yards, turn left into Caudledown Lane (there is a nameplate). Drive up the hill and continue to the stone lane, the building plot is then on the right and there is car parking.

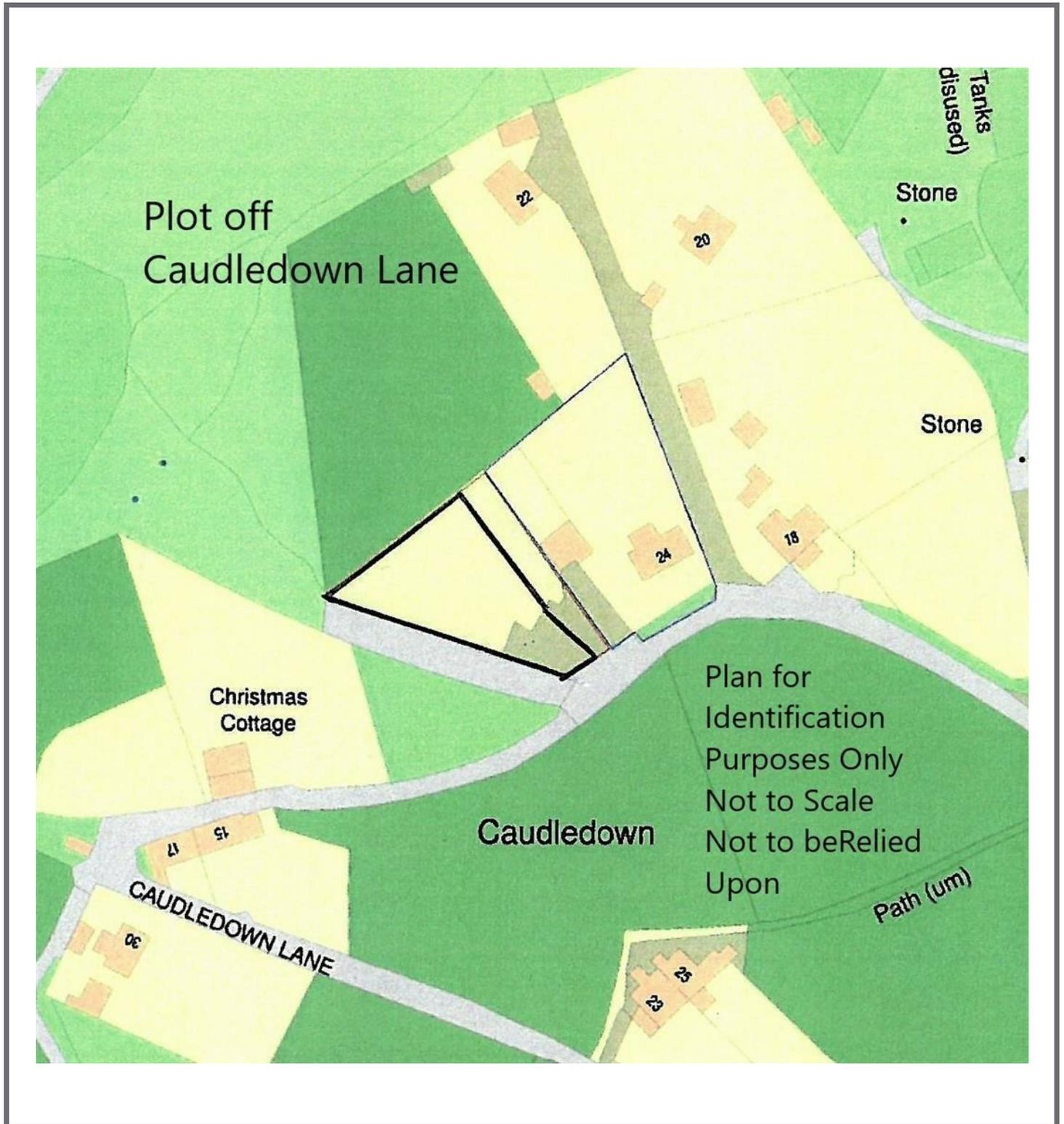
### **SERVICES**

It is believed that there is mains water in Caudledown Lane adjacent to the plot. There are electricity poles in relatively close proximity to the plot. The availability for connection of mains water and electricity has not been checked with the appropriate authorities. It is envisaged that a private drainage system will be installed and contained within the plot.

### **PLANS AND DRAWINGS**

The plans and drawings are for guidance purposes only, are not to scale and not to be relied upon.





These particulars are a guide only and should not be relied upon for any purpose.

61 Lemon Street, Truro, TR1 2PE



Energy Efficiency Rating		Current	Potential
101-150 (A)	101-150 (A)		
81-100 (B)	81-100 (B)		
61-80 (C)	61-80 (C)		
41-60 (D)	41-60 (D)		
21-40 (E)	21-40 (E)		
1-20 (F)	1-20 (F)		
0-20 (G)	0-20 (G)		

Net energy efficient - higher savings costs

England & Wales EU DIRECTIVE 2002/91/EC

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