



## LAND NORTH WEST OF THE TREE HOUSE, CARBEAN, ST AUSTELL, PL26 8XH

A well located development site with outline consent for 3 x residential dwellings in a semi rural location to the north east of St Austell. The property is gently sloping and laid to pasture.

Alternatively, subject to consent the property has potential for a revised planning application which could provide a single, detached, larger premises within a generous plot.

- **LAND WITH CONSENT FOR RESIDENTIAL DEVELOPMENT UNDER PA24/01123**
- **0.64 ACRE (0.26 HECTARE)**
- **GOOD ACCESS TO THE A30 & SURROUNDING AREAS**
- **SUBSTANTIAL PLOT**
- **SEMI RURAL LOCATION**

**GUIDE PRICE £300,000 FREEHOLD**

**LOCATION:**

The property is located in the hamlet of Carthew which is situated to the north of St Austell on the edge of the main china clay district. Carthew has a public house and several local businesses. The nearby villages of Roche and Bugle provide a range of amenities with the historic market town of St Austell (2.5 miles distant) providing a comprehensive range of shops, services and amenities. Wheal Martyn China Clay Museum is a short distance down the road and the world renowned Eden Project is within a ten minute drive.

**DESCRIPTION:**

The land is currently laid to pasture and gently slopes northeast – southwest. There are residential dwellings to each side and the rear backs on to a former spoil heap which has a rich tree cover.

**PLANNING:**

Outline planning has been granted under PA24/01123 for three dwellings with all matters reserved except access.

**PURCHASERS PACK:**

- A purchaser's pack is available and contains the following:
- Title plan
- Official Copy of Register
- Deed of Variation – for the release of the restrictive covenant preventing development
- Planning Application Documents

**TENURE:**

Freehold.

**AGENTS NOTE:**

Please note that overhead powerlines traverse the site at height and a 5m easement exists to prevent development beneath them.

**LEGAL COSTS:**

Each party to bear their own costs on the basis of an unconditional sale.

**VAT:**

All the above prices/rentals are quoted exclusive of VAT where applicable. We have been advised the land is not elected for VAT.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Interested parties are welcome to view the property after notifying the agents. Parking is available within close proximity to the property.

What 3 Words: nuzzling.cabin.investor

Please contact either:-

**Thomas Hewitt** on 01872 247025

Email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

**Jonny Bright** on 01872 247022

Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)



