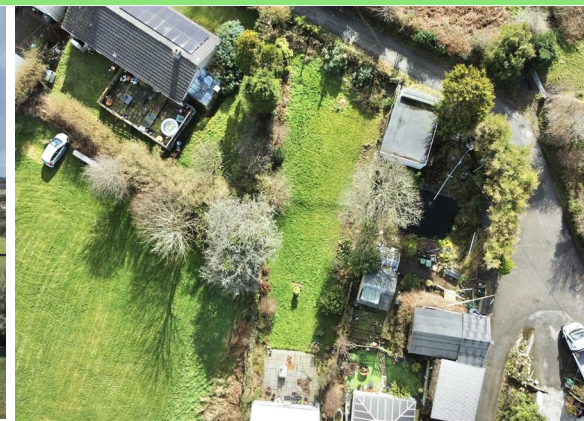




Caudledown Lane  
Stenalees  
St. Austell  
PL26 8TG

Offers In Excess Of  
£75,000

- PLANNING NUMBER:  
PA24/02553
- OFF ROAD PARKING  
AVAILABLE
- WITHIN WALKING DSTANCE  
TO LOCAL AMENITIES
- OPPORTUNITY TO BUILD YOUR  
OWN HOME
  - RURAL VIEWS
  - GOOD LINKS TO THE A30
- POTENTIAL TO BE CONNECTED  
TO MAINS SERVICES
  - CLOSE TO LOCAL BEACHES
  - TUCKED AWAY LOCATION
- FULL PLANNING APPROVED



Tenure - Freehold

Council Tax Band - Exempt

Floor Area - 613.54 sq ft



### PROPERTY DESCRIPTION

Millerson Estate Agents are thrilled to present this exceptional building plot on Caudledown Lane. Presenting a unique opportunity for those looking to create their dream home. Spanning across a generous area, this land offers the perfect canvas for your architectural visions to come to life. The plot is conveniently located, providing easy access to local amenities and transport links whilst still showcasing the stunning natural beauty that Cornwall is renowned for.

The planning grants permission for a detached, two-bedroom, bungalow with off-road parking for two vehicles and has the potential to be connected to mains services. Viewings are highly recommended to appreciate all this land has to offer.

### LOCATION

Stenalees is a small clay village located on the outskirts of St Austell and neighbours Bugle. Bugle provides a range of local amenities including a primary school, convenience stores, public houses and a church. Further afield, you will find St Austell which offers a wider range of comprehensive facilities including a mainline railway station and other attractions like the Eden Project.

### AGENTS NOTES

Planning No. PA24/02553

### SERVICES

This plot has the potential to be connected to mains services.

### MATERIAL INFORMATION

HM Land Registry Title Number - CL Not registered  
Description of the Land / Building Plot - Building plot for a new single storey house  
If Land, please confirm size of Land - Rear Amenity Area 78 square metres approx. Dwelling 57 square metres. FFL 210.900  
Freehold or Leasehold - Freehold  
Do any Services run across or over the Land / Building Plot - No  
Are there any covenants or restrictions on Land / Building Plot -  
There is a charge by Land Registry following Legal Aid back in

1995. The vendors have sent a query to the Secured Debt Department.

Are there any Tree Preservation Orders on the Land / Building Plot - No

Please confirm the Planning Permission and Planning Application Number on the Land / Building Plot - PA24/02553

Is the Land / Building Plot located in a Conservation Area - No

How is the Land / Building Plot accessed - From Caudledown Lane

Who owns the boundaries of the Land / Building Plot - The vendors own the boundary on the West side. There will be a shared boundary on the North with the new dwelling. The boundary on the East is shared with No. 12 Caudledown Lane. assume the boundary on the south bordering on Caudledown Lane will be owned by the new owner of the plot.

What are the Parking Arrangements on the Land / Building Plot -

There is off road parking for two vehicles.

Are there any Dangers or Safety Concerns at the Land / Building Plot - No.

Have there been any disputes or complaints relating to this Land / Building Plot - No.

Is the Land / Building Plot covered by Insurance - So far it has been covered by the vendors own home insurance policy. But this will no longer be the case now that

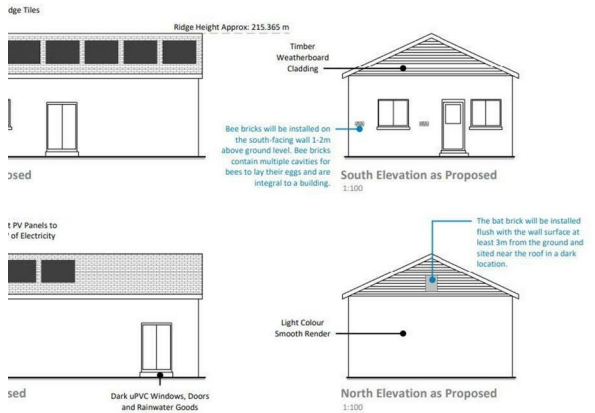
it can have its own deeds and get registered separately.

If Land, does the vendor receive any subsidies - No.

Is the Land / Building Plot located in a Tin/Clay Mining Area? If so, is a recent Mining Search available - Yes a new mining search has been submitted to the Planning authorities. No danger has been identified.

Is the Land / Building Plot effected by Japanese Knotweed- No.

Are you aware of any Crime taking place on your Land / Building Plot - No.





## Buying To Rent Out?

Are You....

- A First Time Landlord Looking For Advice
- A Current Landlord Looking To Change Agents
- Looking For Lettings Legal Advice Or
- Wanting To Know The Yield On This Property

Please Speak to Our Lettings Area  
Manager Lizzie Collins  
01726 72236

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