



Building Plots off Hornick Hill

Building Plots off Hornick Hill, Hornick Hill, High Street, St. Austell, Cornwall, PL26 7TR



St Austell 3 miles St Stephen 1.5 miles

For sale as a whole or in two lots, a pair of elevated residential building plots

- Plot 1 – GUIDE PRICE £140,000
- Outline Planning Permission for Detached Dwelling
- Front and Rear Gardens
- Services Close
- Plot 2 – GUIDE PRICE £180,000
- Detached Garage
- Views as far as the Sea in the Distance
- Gardens
- Services Nearby

Guide Price £260,000

SITUATION

Plots 1 and 2 is situated in an elevated position off Hornick Hill at High Street with views as far as the sea in the distance. St Austell is about 3 miles to the north-east offering a comprehensive range of facilities and amenities which are supplemented further by the villages of St Stephen about 1.5 miles to the south-west and Trewoon about a mile to the north-east. At St Austell there is a station on the London Paddington line.

TOWN AND COUNTRY PLANNING

Outline Planning Permission was granted by Cornwall Council (application no. PA21/06706) on 15th September 2021 for the erection of two dwellings. Copies of the Decision Notice and all associated drawings are available on request from Stags' Truro office or can be viewed at the Cornwall Council planning website – www.planning@cornwall.gov.uk.

DESCRIPTION

PLOT 1 (Orange)

The Outline Consent provides for the erection of a single detached dormer style dwelling with mainly car parking to the front and a rear garden.

PLOT 2 (Light Blue)

The Outline Planning Permission is granted for the erection of a similar detached dormer style dwelling to Plot 1 and a separate detached garage - all within grounds incorporating private car parking.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Hornick Hill is situated in the Parish of St Stephen-in- Brannel and lies in Zone 5 for CIL purposes.

RIGHT OF WAY

The Purchaser of Plot 2 will be granted a right of way over Plot 1 over the area shaded yellow as shown on the attached plan for identification purposes only. Future maintenance and repair to be shared.

BOUNDARIES AND ENTRANCE SPLAY

The rear walls to Plots 1 and 2 will be shared boundaries.

The Purchaser of whichever Plot sells first will be required to construct the entrance splay in accordance with the planning documentation and future approved reserved matters, as well as the boundary dividing Plots 1 and 2 between points A and B as shown on the attached plan for identification purposes only. The boundary between points A and B can either be block or 'hit and miss' timber or a combination of both and must be at least 1.8 metres above ground level. Points A and B are pegged on the ground.

The Purchaser of whichever Plot is the second to sell will reimburse the Purchaser 50% of the cost of creating the entrance splay and erecting the boundary between points A and B.

The Purchaser of Plot 1 will be required to increase the height of the existing block boundary, either of block or 'hit and miss' timber, to a height of 6 feet above ground level.

PLANS

The plans attached to these particulars are not to scale and are for identification purposes only.

SERVICES

The availability of mains water has not been checked or tested with South West Water Plc. It is understood that there is a mains water pipe running in the public road adjacent to Plots 1 and 2.

Western Power Distribution have not been consulted. There is an electricity pole with a transformer approximately opposite the entrance to Plots 1 and 2.

Drainage – it is envisaged that the Purchasers of Plots 1 and 2 will be responsible for installing their own private drainage systems within the plots.

VIEWING

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

DIRECTIONS

From St Austell take the A3058 westwards towards Newquay. Drive through the village of Trewoon and proceed onto Lanjeth. n entering the village, ignore the turning to the left to Burngulloo and subsequent two turnings to the left (Burngulloo/Sticker and Coombe Road). Proceed through the village and at the crossroads turn right into Hornick Hill. Drive up the hill and plots 1 and 2 will be seen after about 100 yards on the left-hand side. We recommend parking in the Blackpool Trail car park opposite. There is no for sale board. Please access the land via the block wall in the south eastern corner.



PLOT 1



PLOT 1



PLOT 1



PLOT 1



PLOT 1

