



MAY WHETTER & GROSE

## THE SCOUT HUT TRENANCE ROAD, ST. AUSTELL, PL25 5AL

### GUIDE PRICE £120,000



AN INTERESTING OPPORTUNITY TO PURCHASE THIS FORMER SCOUT HUT AND ASSOCIATED LAND.

THE SITE LENDS ITSELF TO DEVELOPMENT IN AN EVER INCREASING POPULAR AREA OF ST AUSTELL.

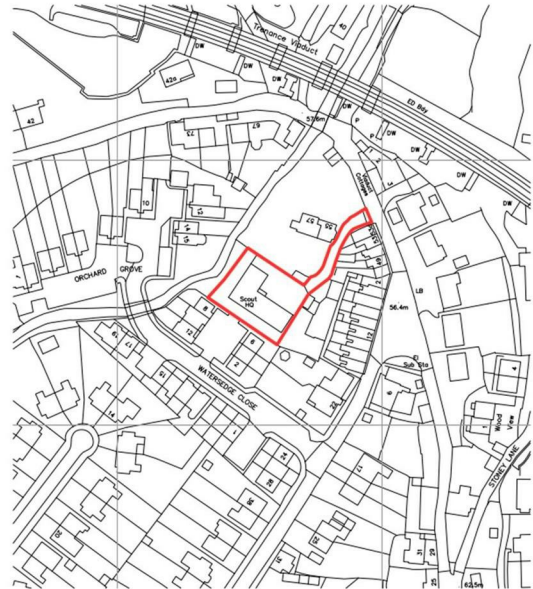
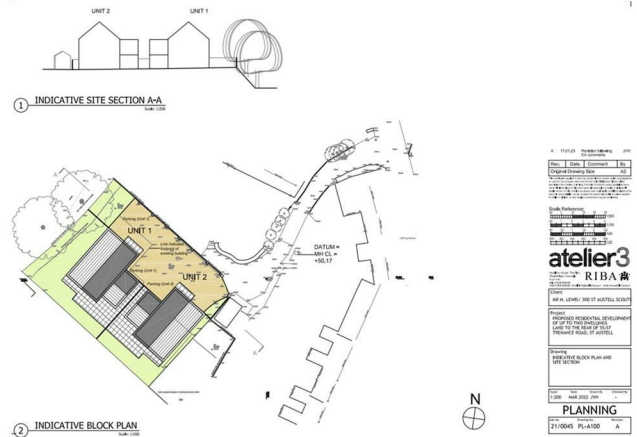
ACCESSED VIA A SHARED LANE FROM TRENANCE ROAD THE SITE IS NESTLED IN A QUIET POSITION.

OUTLINE PLANNING IS IN PLACE WITH ALL MATTERS RESERVED FOR DEMOLITION OF EXISTING SCOUT HUT AND CONSTRUCTION OF UP TO TWO DWELLINGS, LANDSCAPING AND ASSOCIATED WORKS. REF. NO: PA22/10610

WE UNDERSTAND THE SITE TO BE FULLY CONNECTED TO GAS, WATER AND ELECTRICITY SERVICES.

\*\* PLEASE SEE IMPORTANT AGENTS NOTE \*\*





## THE SITE

An interesting site close to St Austell town centre formerly the local Scout Hall.

## PLANNING

Outline planning is in place with all matters reserved for demolition of existing Scout Hut and construction of up to two dwellings, landscaping and associated works. Ref. No: PA22/10610

## LOCAL AUTHORITY

Cornwall Council.

New County Hall, Treyew Rd, Truro TR1 3AY Phone:  
0300 123 4151  
Planning - [www.cornwall.gov.uk/planning-and-building-control/planning-applications](http://www.cornwall.gov.uk/planning-and-building-control/planning-applications)

**VIEWING**

STRICTLY BY APPOINTMENT WITH THE AGENTS:

By appointment with the Vendors agent:  
MAY WHETTER AND GROSE, 11 Fore Street, St Austell. PL25 5PX  
01726 222967  
[robin@maywhetter.co.uk](mailto:robin@maywhetter.co.uk)  
[nathan@maywhetter.co.uk](mailto:nathan@maywhetter.co.uk)

**IMPORTANT AGENTS NOTE**

The Vendors solicitors advise they have an acknowledgement from the Land Registry, confirming receipt of our first registration application and providing a prospective completion date of 27th July 2026.

They also advise however that they should be able to ask the Land Registry to expedite the application once a buyer is found and completion of the application would then be within 10 working days of acceptance of our application to expedite (providing no queries are raised).

Applicants should discuss this with their own legal representative as delays in conveyancing times could occur.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |           |
|-----------------------------------------------------|---------|-----------|
|                                                     | Current | Potential |
| Very environmentally friendly - lower CO2 emissions |         |           |
| (92 plus) A                                         |         |           |
| (81-91) B                                           |         |           |
| (69-80) C                                           |         |           |
| (55-68) D                                           |         |           |
| (39-54) E                                           |         |           |
| (21-38) F                                           |         |           |
| (1-20) G                                            |         |           |
| Not environmentally friendly - higher CO2 emissions |         |           |
| England & Wales                                     |         |           |
| EU Directive 2002/91/EC                             |         |           |



**Important Notice** MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

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