



MAY WHETTER & GROSE

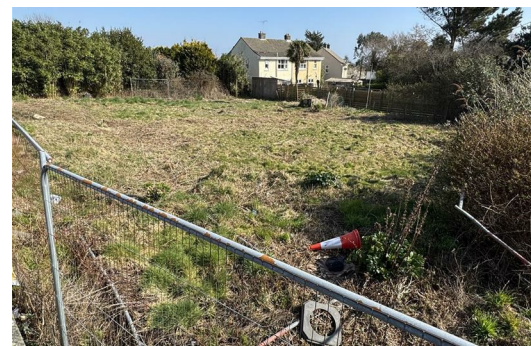


**BOSCOPPA ROAD, ST AUSTELL, CORNWALL PL25 3DS**  
**GUIDE PRICE £60,000**

AN INTERESTING AREA OF LAND WITH PLANNING PERMISSION IN PRINCIPLE FOR UP TO 4 RESIDENTIAL DWELLINGS (2 MINIMAL AND 4 MAXIMUM)

LOCATED IN A POPULAR RESIDENTIAL AREA CLOSE TO SCHOOLS AND AMENITIES.

PLEASE SEE AGENTS NOTES



## Location

Boscoppa is in an area close to local junior and Secondary schools which are within walking distance of the property. Situated in convenient location for the local supermarkets, bakery and takeaways. The recently regenerated St Austell town centre is within 1 ½ miles and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with further primary and secondary schools and supermarkets. A secondary education college is located on the outskirts of the town. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

## St Austell

## Directions

From St Austell town centre head up East Hill to the mini roundabout at the top, turning left onto Kings Avenue and then turning right onto Carlyon Road. Head past the children's play park on the left and straight across the mini roundabout, past Polkyth Leisure Centre on the right hand side. Continue down the road and at the roundabout head across and along the road to the four-way traffic lights. Turn right and then immediately left, heading down Sandy Hill, past the popular Sandy Hill Infant and Primary School on the left. At the bottom traffic lights, located by the play park, take the left hand turn at the traffic lights onto Menear Road. and immediately turn right into Boscoppa Road. At the mini roundabouts go straight across and the land will be found on the right.

## Agents Notes

A Mining Investigation : Percussion Drilling Report is available to any interested parties.

Anyone purchasing the land may wish to continue the Permission in Principle application - PA25/07228

## Planning

The Vendors have obtained planning in principle under planning number Application number: PA25/07228

CORNWALL COUNCIL, being the Local Planning Authority, HEREBY GRANTS Permission in Principle for Permission in Principle for up to 4 residential dwellings (2 minimal and 4 maximum)

## Mining

The Vendors have obtained a percussion drilling report which is available to interested parties.

## Local Authority

Cornwall Council

Correspondence Address: Cornwall Council Planning

Dept, New County Hall, Treyew Rd, Truro, TR1 3AY

Email: [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk)

Tel: 0300 1234151

Web: [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## Viewing


By appointment with the Vendors Sole Agents May Whetter And Grose

Bay View House, St Austell Enterprise Park, Carclaze, St Austell. PL25 4EJ

[www.maywhetter.co.uk](http://www.maywhetter.co.uk)

[sales@maywhetter.co.uk](mailto:sales@maywhetter.co.uk)

01726 73501

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 CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 