

MAY WHETTER & GROSE

SELF BUILD PLOT 3 HIGH STREET, LANJETH, PL26 7SR POA



EXPRESSIONS OF INTEREST
ARE TO BE MADE TO MAY WHETTER AND GROSE, ST AUSTELL

THREE SELF BUILD PLOTS FOR LOCAL PURCHASERS.
ORIGINAL PLANNING APPLICATION PA18/02374 AND PA19/02688.

PLEASE SEE DETAILS FOR FULL INFORMATION ON APPLICATION



Piran House, 11 Fore Street, St. Austell, Cornwall, PL25 5PX . Tel: 0172673501
Also at: Fowey: Estuary House, 23 Fore Street Fowey, PL23 1AH
Website: www.maywhetter.co.uk E-mail: sales@maywhetter.co.uk

Lanjeth is a small village on the outskirts of St Austell. The property is a short distance from St Mewan School. The recently regenerated St Austell town centre is within walking distance of the property and offers a wide range of shopping, educational and recreational facilities. There is a mainline railway station and leisure centre together with primary and secondary schools and supermarkets. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 8 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

Directions:

From St Austell proceed up the A3058 (Newquay Road) and continue through the Villages of Trewoon and Lanjeth. Continue along through High Street and at the junction with F & K Electrical on your right, turn right on to the B3279 signposted Foxhole, Nanpean, St Dennis. Proceed along this road for a short way and the plots will be found on the left hand side.

SALES PROCESS

The plots will be sold in three stages.

ONE:

Expression of interest. This will need to be received by us by 24th January 2022. You will need to provide details that the built dwelling will be your principal residence together with evidence of how you meet the local connection criteria. You will be required to occupy the property for a period of three years as your Principal Residence following completion. We suggest - Utility Bills (gas electric phone etc.) Council Tax Bill, Bank/Building Society Account, Credit Card Statement, State Benefit Books or receipts showing rent paid, Payslips showing home address, written certification from either a Solicitor/Social Worker/Probation Officer/Inland Revenue Office/Police Officer/Teacher.

TWO:

The second date will be March 2022, the successful purchasers will need to provide a self-build mortgage offer, build price, purchase price (offer) and Solicitor details. Please note Plot 1 and 2 will need to provide costings for taking the road to their boundary with Plot 3 contributing towards this. Plot 3 is responsible for the drainage, sewage and water to their boundary but allowing access for connection to Plots 1 and 2. All plots will be responsible for any on going maintenance, costs to be split equally between all three.

THREE:

After March 2022 lawyers will be instructed, or sooner if able and would ask the preferred bidders to submit their reserved matters application whilst the legal process is in hand unless the purchaser does not

have the fund and is reliant on the lender. If the latter, there will be a timeframe of Reserved Matters Application to be submitted within three months post completion.

VERSION ONE:



Feature:

House (ground floor) - 31 sq.m

House (ground floor and first floor inc. over garage) - 80 sq.m

Garage - 18 sq.m

Garden (area shown green on plan) - 70 sq.m

VERSION TWO:



Feature:

House (ground floor) - 47 sq.m

House (ground and first floor inc. over garage) - 94 sq.m

Garage - 18 sq.m

Garden (area shown green on plan) - 60 sq.m

NOTE:

If you are the preferred bidder you will need to provide your architect design for your dwelling to fit the plot. following link for the Right to Build Task Force: <https://righttobuild.org.uk> Each purchaser will have to join the Management Company for the Road.

PLANNING:

Original planning application number PA18/02374 and PA19/02688.

LOCAL AUTHORITY:

Cornwall Council Planning decision number

LOCAL CONNECTION

"Principal Area" means the parish(es) of St Stephen - In-Brannel within the County
means a connection with the Principal Area or the Secondary Area as appropriate and demonstrated by that person or a member of their Household to the reasonable satisfaction of the Council:

- (a) being permanently resident therein for a continuous period of at least three (3) years immediately prior to the date of a Housing Application; or
- (b) being formerly permanently resident therein for a continuous period of at least five (5) years ; or
- (c) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal or casual employment) therein for a continuous period of at least three (3) years immediately prior to the date of proposed Occupation or
- (d) having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident therein and has been so for a continuous period of at least five (5) years immediately prior to the date of a proposed Occupation and where there is independent evidence that the family member is in need of or can give support for the foreseeable future or on an ongoing basis

"Secondary Area" means the parishes of St Mewan, Grampound with Creed, Ladock, St Enoder, St Dennis, Roche and Treverbryn within the County

PRIMARY RESIDENCY

- (a) being permanently resident therein for a continuous period of at least 12 months immediately prior to the date of a Occupation and that residence is of their own choice; or
- (b) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal or casual employment) therein immediately prior to the date of Occupation ;

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



@Maywhettergrose

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991

Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.

