



Land South of Galowan

Polgooth, Cornwall

Carter Jonas

Land South of Galowan
Lower Trelowth Road
Polgooth
St Austell
Cornwall
PL26 7AU

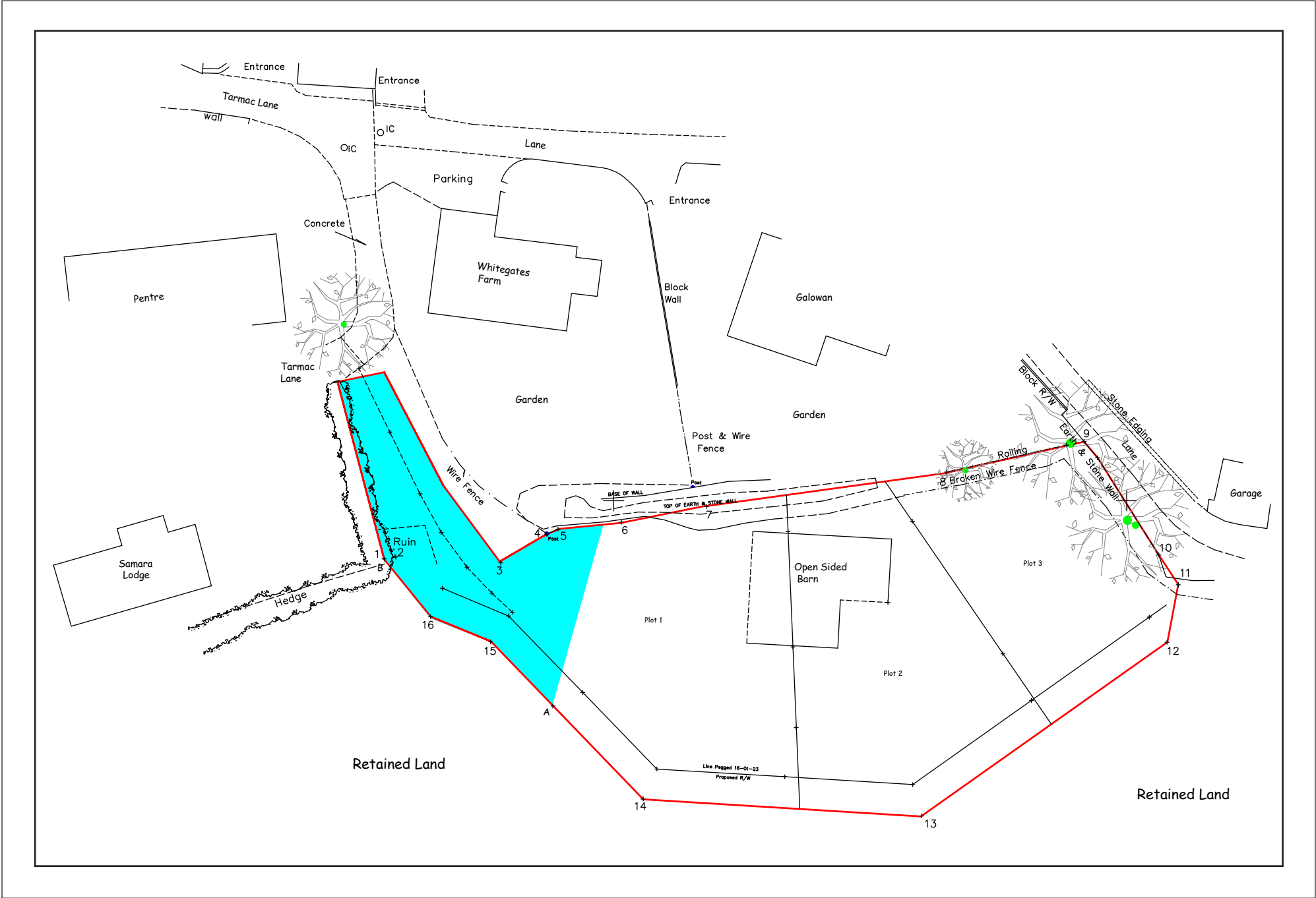
A development opportunity with full planning permission for three detached residential dwellings.

Located on the edge of the popular village of Polgooth, the property comprises a semi-rural development site, benefitting from full planning consent to demolish the existing agricultural building and replace it with three detached three/ four-bedroom dwellings.

In all the site extends to approximately 0.37 acres.

The property is offered for sale as a whole by private treaty.

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Property
The plots occupy a semi-rural setting yet are within approximately 100 metres of the heart of the village and the amenities it has to offer.

Planning permission was granted on the 24th October 2022 for the demolition of the existing agricultural building to replace it with three detached residential dwellings. Further details can be found via the online planning register using the planning reference: PA21/10029.

The plans submitted as part of the application provide for each of the 3 dwellings to have an open-plan kitchen/ dining/living space, utility, WC, and study/ bedroom 4 on the ground floor, with 3 double bedrooms (one en-suite) and bathroom on the first floor. Each dwelling will also have an integral single garage and 2 separate parking spaces.

Location
The land is situated on the southern edge of the village of Polgooth, immediately to the rear of the properties known as 'Galowan' and 'Whitegate Farm'. Polgooth itself has a village hall, shop/post office, as well as a public house which has a good reputation. Further amenities are available in the town of St Austell which lies approximately 3 miles northeast, as well as a train station which lies on the London Paddington line. The cathedral city of Truro is circa 13 miles southwest. As the crow flies the land is less than 3 miles from the south coast beaches of Porthpean and Pentewan, with the fishing Village of Mevagissey also within easy reach and offering a number of different eateries.

Community Infrastructure Levy (CIL)

Upon commencement of the development, the incoming purchaser/s will be liable to pay Cornwall Council a CIL of £20,567.30. For more details, please review the application documents available on the online planning register.

Method of sale

The property is offered for sale by private treaty.

Tenure & possession

Freehold with vacant possession upon completion.

Services

No services are currently connected to the site; however, a Utilities Assessment report is available on request from the agents.

Wayleaves, easements & rights of way

The vendor reserves a right to unrestricted access and to pass over the area shaded blue on the plan, with or without vehicles, to allow the vendor access into the retained land. The vendor reserves the right to install a 15" gateway between the points marked A & B on the plan to allow practicable access from the shaded area to the retained land.

Boundaries

Within 3 months of completion, the buyer will be required to erect a stockproof boundary fence. The boundaries will

be jointly owned where bordering the vendor's retained land. The buyer will be responsible for maintenance to ensure that the boundaries remain stockproof.

Mineral rights

Excluded.

Local authority

Cornwall Council
New County Hall, Treyew Road,
Truro, Cornwall, TR1 3AY
www.cornwall.gov.uk

Viewings

Interested parties can view the land at their own convenience subject to prior arrangement with the agents.

Directions

From St Austell, proceed southwest along the A390 before taking the turning off signposted 'Polgooth, Sticker and Trelowth' (where the main road has an overtaking lane). After turning off, continue for approximately 700 metres heading into the hamlet of Trelowth, before turning left, signposted 'Polgooth'. Proceed down the hill and after approximately 900m turn right signposted 'Polgooth Village Stores & Post Office'. Proceed along this road, past the turning for Sycamore Close before turning right and immediately left after the Post Office. Turn left opposite the village hall, before proceeding up the drive to the right of the property 'Whitegate Farm'. The land can then be found on the left-hand side behind the blue barriers.



Truro

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