

LOT
96

3 Carclaze Road, St. Austell, Cornwall PL25 3AG

GUIDE PRICE **£100,000–£125,000***

DEVELOPMENT OPPORTUNITIES

Description

A vacant former seven bedroom HMO with associated kitchens, bathrooms and communal lounge, now having the benefit of planning permission in place for conversion into four × one bedroom flats. The current planning permission under application number PA23/04389 was granted on the 28th July 2023, allowing for a modest two storey extension to the front of the property measuring 1.6m × 5.8m, with a former application PA16/09407 granted on the 20th April 2018 without the extension but still allowing for four flats being classed as extant.

Situated

Carclaze Road is situated on the outskirts of St Austell with local facilities and amenities including local shops, Post Office and butchers shop, with public transport links available nearby giving access to St Austell town centre offering a wide range of shopping, leisure and educational facilities catering for all age groups, along with a mainline railway station.

Proposed Accommodation Ground Floor

Communal entrance lobby with stairs to the first floor.

Ground Floor

Flat 1 Open plan kitchen/living room, double bedroom and shower room.

Flat 2 Entrance hall, kitchen/

dining/living room, double bedroom and shower room.

First Floor

Flat 3 Open plan kitchen/living room, double bedroom and bathroom.

Flat 4 Entrance hall, kitchen/dining/living room, double bedroom and bathroom.



Outside

Allocated bin stores to the front of the property.

Viewings

Strictly by prior appointment with Miller Countrywide St Austell 01726 66435. General enquiries Countrywide Property Auctions 01395 275691.

EPC Rating

TBC

Council Tax Band

C