

POTENTIAL DEVELOPMENT OPPORTUNITY, ALEXANDRA ROAD, ST AUSTELL

- Site extends to c. 0.469 acres
- Potential for residential conversion/redevelopment schemes (s.t.p.)
- Conditional (subject to planning) or unconditional offers invited

View of the existing buildings from Alexandra Road

THE SITE – PL25 4QL

Kitchener Land and Planning are delighted to offer for sale this freehold potential development site located in central St Austell. The land extends to c. 0.19 ha / 0.469 acres and the substantial main building, which the Agents understand was built in the 1920's as a cinema but has more recently been used as a Bingo Hall, offers a floor area which extends to c. 947sqm. In addition to the main Bingo Hall building, there are four shops fronting Alexandra Road. To the north of the site is the railway, beyond which is a recently completed residential development site at Eliot Road, to the west and south are existing residential dwellings and to the east a vacant plot of land (recently granted planning approval for a vehicle hire operation under application ref. PA23/07517). In the Agents opinion the site and buildings may be suitable, subject to all requisite consents, for a variety of residential or mixed use schemes.

ST AUSTELL

St Austell is one of the largest towns in Cornwall and offers a wide range of amenities and facilities. Other attractions in the area include three popular golf courses, the Eden Project, the 'Lost Gardens of Heligan', nearby Charlestown harbour and St Austell Bay, which is a haven for watersports. This is a stunning part of the country with the surrounding green and gold tapestry of wooded hills dropping down to secluded coves and enchanted fishing villages such as Mevagissey and Goran Haven, and the nearby deep-water port of Fowey.

The town is well served with communication links - sitting on the A390 it affords easy access to the City of Truro to the West and access to Plymouth via the A38 to the east and the A30 to the north which takes you to Exeter and the M5. There is also a mainline railway connection in the town which is on the Penzance to Paddington line.

VIEWING

Please contact the vendors sole agents KLP on 01392 879300 to arrange to view the site. A link to an online internal 360' tour is also available from the Agents upon request.

METHOD OF SALE

This freehold site is for sale by private treaty with offers invited. Conditional and unconditional offers may be considered for the site. The Agents are advised that the site is not elected for VAT and therefore no VAT will be chargeable upon sale.

PLANNING

The Agents are not aware of any recent planning applications or approvals on the site being offered for sale – however interested parties may note that the site formed part of a pre-application enquiry in 2021 for 34 residential dwellings (which also included the currently vacant land to the east of the site) and which concluded that “In context to the Cornwall Local Plan, there appears to be support for redevelopment of these previously developed sites within the urban context of St Austell.” A further pre-application submission was made in 2022 for the development of 9 residential dwellings on the site which again received qualified support on the basis of Local Plan policies.

The Agents are aware that ALA Architects of St Austell have produced a number of indicative layout schemes for the site, showing potential options for redevelopment of the site for housing, and also the potential for conversion of the existing buildings to form up to 21 apartments. Further details may be attained from the Agents upon request.

UTILITIES

The Agents understand that mains utilities are located close to the site – however, interested parties are advised to contact the relevant utility providers to confirm suitable connection points and capacity of mains services required prior to making any offer.

WHAT3WORDS LOCATION: <///number.menswear.reservoir>

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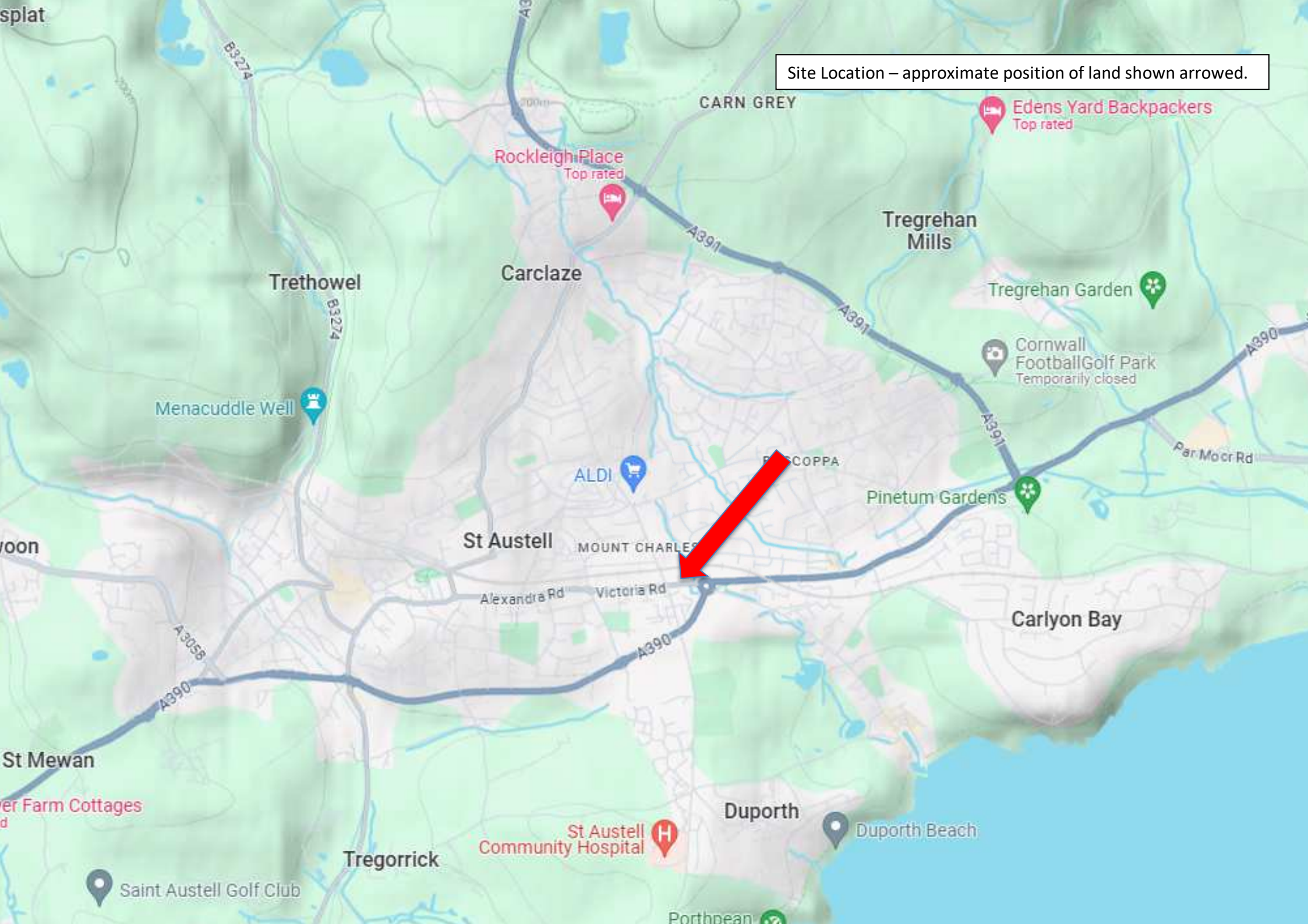
Tel. 01392 879300

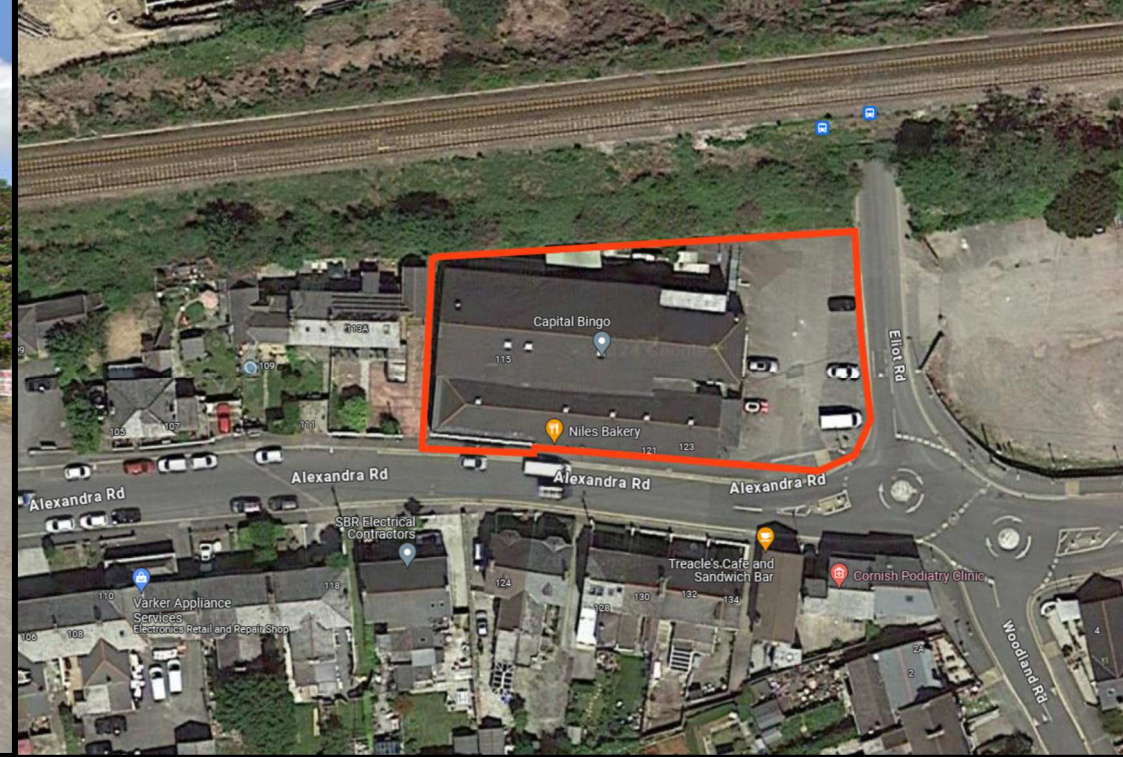
DD: 01392 925128

Ref: 953/AM

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Site Location – approximate position of land shown arrowed.





Photos (clockwise from top left) showing: View from Eliot Road showing side of building and parking area, Aerial View of the site – approximate boundary outlined, Aerial view of St Austell and the coast, View of shops in St Austell.