

SITE FOR 5 DETACHED DWELLINGS

FRENTON FARM WHITEMOOR ST AUSTELL PL26 7XQ

- Two x Permission in Principle
- PA24/06133 & PA24/08465
- Approx 1.1 acre/0.45 hectares (excluding existing road through site)
- Guide £400,000

view across site to the west – white line denotes approximate boundary



THE SITE

The site is situated on the south fringe of the village of Whitemoor and was until very recently, used as a touring caravan site.

The site comprises two parcels either side of the access road which will be retained by the landowner, leading into the site from Park Road through to the owners retained property. Part of the access road to the site is not owned by the landowner, we are advised that he has the appropriate/necessary rights for the proposed change of use to residential development.

The land is generally level and laid to grass, the boundaries are in the main established mature hedgerows. The site area extends to approximately 1.1 acre / 0.45 hectares excluding the road splitting the parcels.

Note: There is minor discrepancy on the north east boundary between the owners title and the application red line boundary re the site for 2. We are advised that what is being sold, is that which has planning approval, as per the approved layout drawing below and as approximately indicated by the white line on the front cover of the sales brochure.

WHITEMOOR, NR ST AUSTELL

The village of Whitemoor is located c.7 miles north west of St Austell, in a rural setting while still being conveniently nearby to local amenities and transport links.

Surrounded by picturesque countryside, the village is well connected to St Austell and the A390 which offers a good range of shops, schools, and services and mainline railway station. The south coast at Charlestown is c.10 miles distant whilst to the north the A30 is c.4 miles and beyond, the north coast at Newquay a further c.7 miles on via the A392.

PLANNING & TECHNICAL

The property benefits from two Permissions in Principle granted by Cornwall Council.

PA24/06133 for two dwellings dated 08 October 2024, on land adjacent to Frenton Farm, Park Road, Whitemoor

PA24/08465 for three dwellings (minimum 3, maximum 3) dated 10 December 2024, at land rear of tennis courts, Park Road, Whitemoor.

Interested parties will need to make and rely on their own drainage and services inquiries.

A Planning & Technical information pack is available from KLP on request, supplied via a Drop Box link.

METHOD OF SALE

The freehold is offered for sale by Private Treaty. Offers are invited in the region of £400,000.

VIEWING

By appointment, in the first instance please contact KLP to arrange a viewing.

what3words: The road access point from Park Rd is at [engraving.splinters.glorified](#)



Contact: Darryl Hendley

Newcourt Barton, Clyst Road

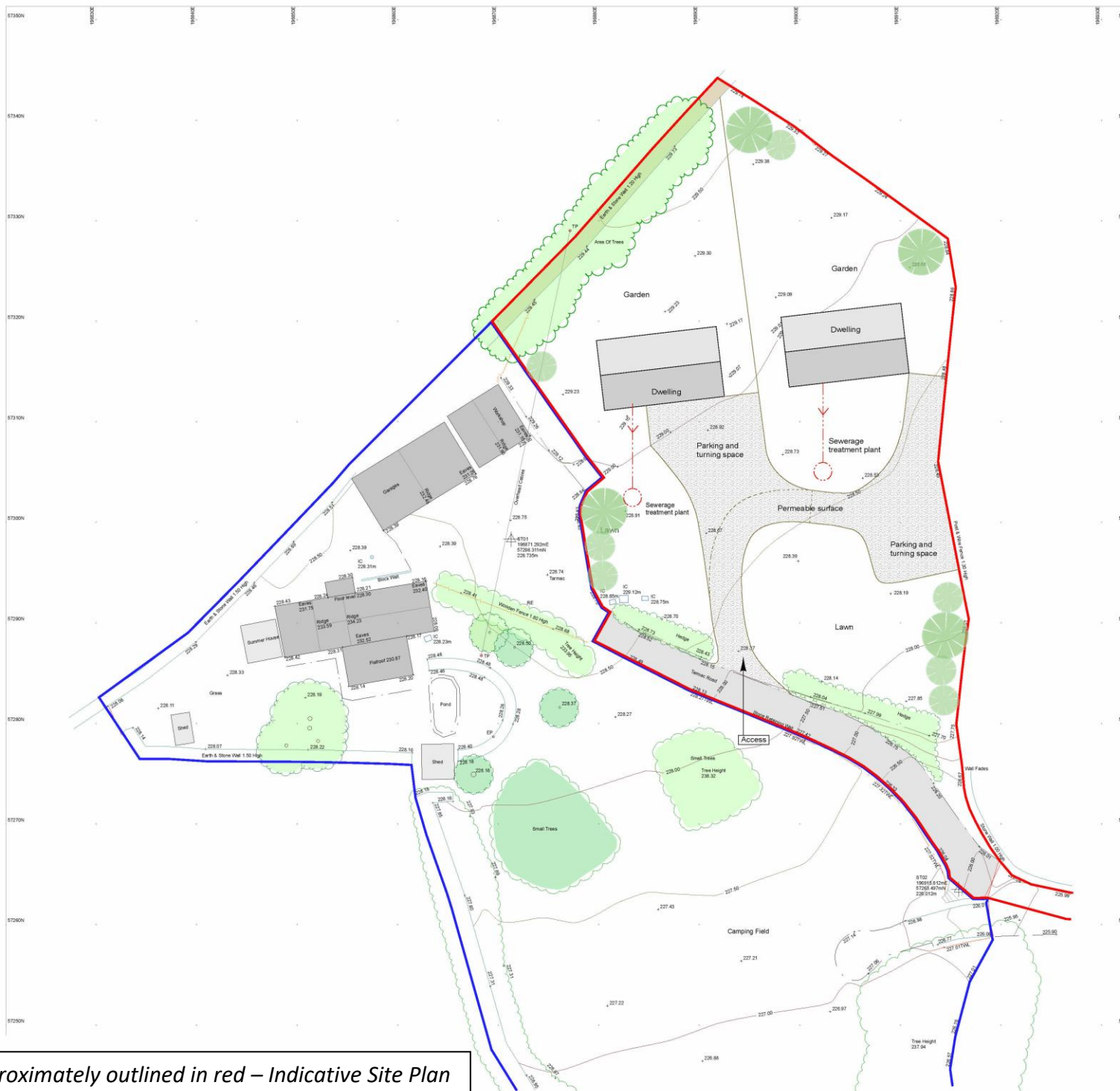
Topsham, Exeter, EX3 0DB

Email: darryl@klp.land

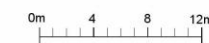
Tel. 01392 879300

Mob. 07850 275265

REF: 1025/DH/R1



1:200 Scale Bar



- NOTES
- 1 THIS DRAWING IS THE COPYRIGHT OF NGF ARCHITECTS AND MAY NOT BE REPRODUCED WITHOUT LICENCE
 - 2 DO NOT SCALE OFF THIS DRAWING FOR CONSTRUCTION PURPOSES
 - 3 ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORK AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT
 - 4 DRAWINGS ISSUED ELECTRONICALLY MAY LOSE SOME DETAIL

JOB SPECIFIC NOTES

APPROVED BY
Submitted to Cornwall Council Planning Authority

ngf architects

JOB
Permission in principle application for residential development for 2 dwellings.

At
Frenton Farm
Whitemoor
St Austell

Work carried out for
Mr Bowyer

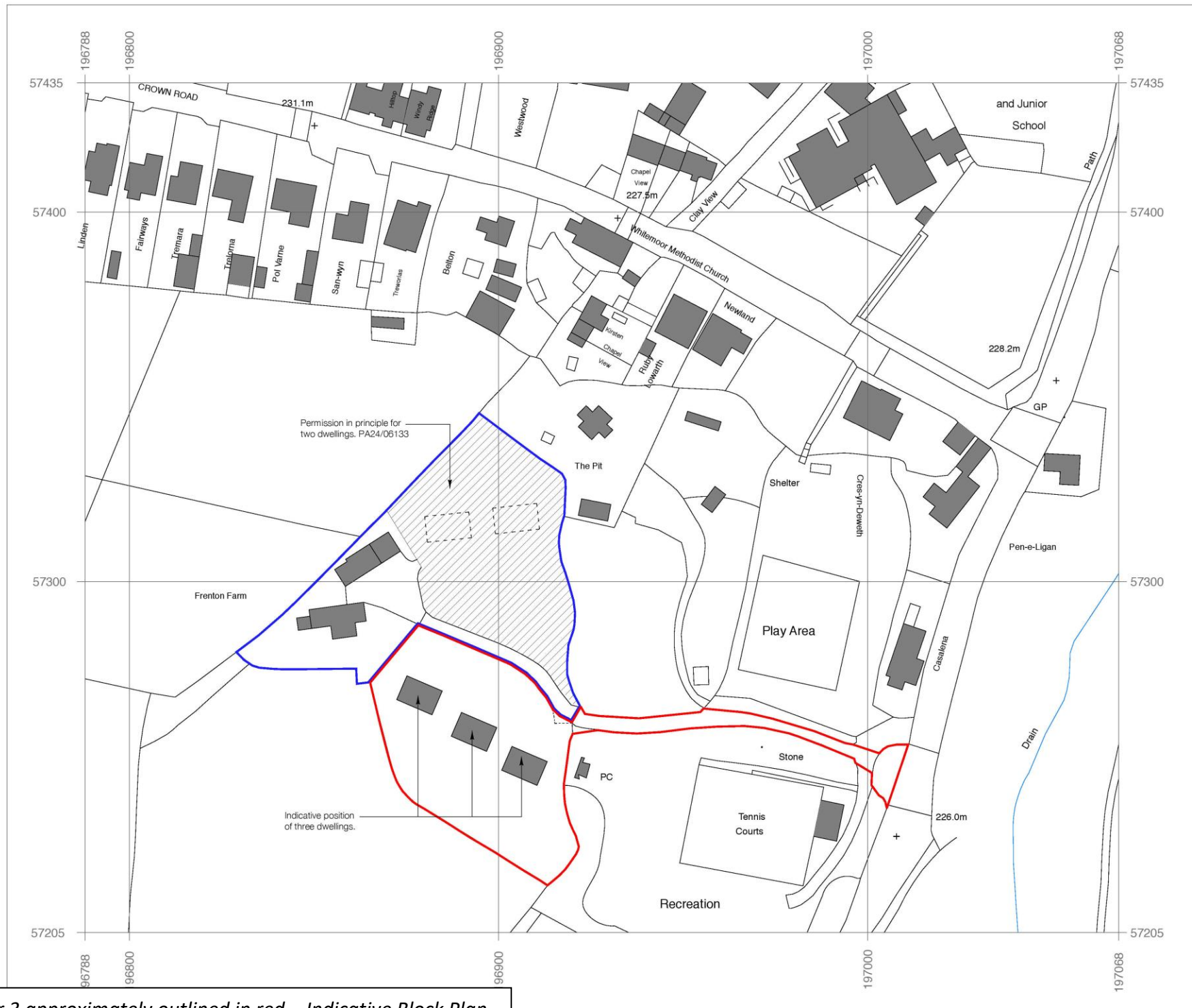
DWG NO.
NGF-212-PL03
Indicative Site Plan

SCALE
1:200@A1
1:500 @ A3 Reduction

DATE
1st Aug 2024

PREPARED BY
DRAWN BY
NF
REVISION

Site for 2 approximately outlined in red – Indicative Site Plan
Not to Scale

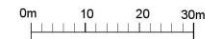


KEY

- Application site
- Adjacent land in applicant's ownership



1:500 Scale Bar



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JOB SPECIFIC NOTES

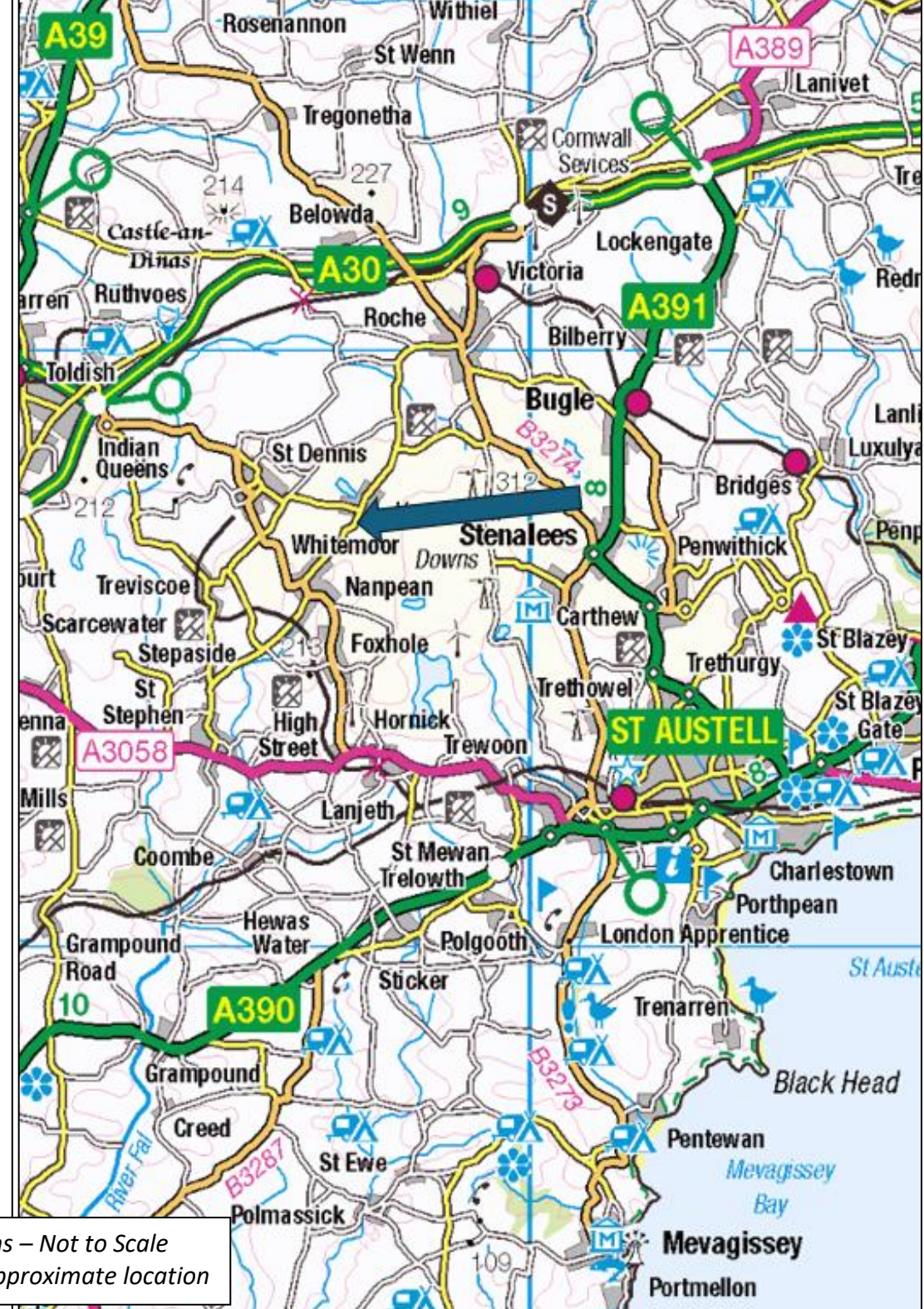
AMENDMENTS

1	Submitted to client for comment
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ngf architects

JOB
Permission in principle application for residential development for 3 dwellings.
At
Frenton Farm
Whitemoor
St Austell
Work carried out for
Mr Bowyer

OWNER NO	NGF-219-PL02	DATE	5th Nov 2024
SCALE	1:500@A1	DRAWN BY	NF
PREPARED BY	1:2000 RAS Reduction	REVISION	*



Location Plans – Not to Scale
 arrow denotes approximate location



view across site for 2 looking north



view across site for 3 looking east towards the access