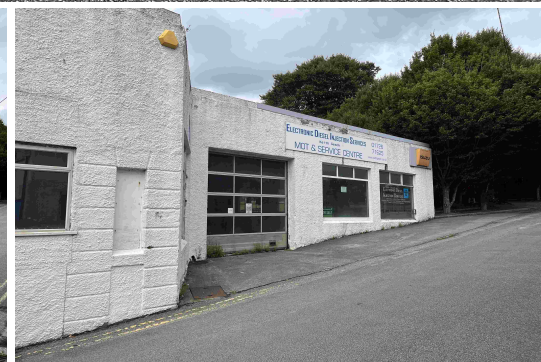


Miller Commercial

Chartered Surveyors and Business Property Specialists



DEVELOPMENT OPPORTUNITY, 26 BEECH ROAD, ST AUSTELL, PL25 4TS

- TO BE SOLD VIA AUCTION ON WEDNESDAY 25 MARCH 2026
- FREEHOLD POTENTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY
- CLOSE TO MAINLINE RAILWAY STATION AND BUS TERMINUS
- SITE EXTENT 0.136 ACRE (0.055 HA)
- EDGE OF TOWN LOCATION
- EPC F133

AUCTION GUIDE PRICE £140,000 + FEES



01872 247000 | www.miller-commercial.co.uk

TO BE SOLD VIA AUCTION:

at 11am Wednesday 25 March 2026 via Auction House South West, for details visit: [Property for Auction in South West - 26 Beech Road, St. Austell, Cornwall PL25 4TS](#)

LOCATION:

The property is located on Beech Road to the east of St Austell town centre. The town centre is a 2 minute walk away and provides a wide range of amenities including shops, public houses, restaurants, cinema and several long stay car parks. The mainline railway station with regular connections to London Paddington and adjacent bus station is located with easy walking distance. The Cathedral City of Truro is located 15 miles to the west and provides a wider range of services.

DESCRIPTION:

A former garage premises which is well suited to residential development (subject to the necessary consents). Our client is currently working with an architect on providing plans for converting the site to flats.

The car park adjacent is also potentially available via separate negotiation.

SCHEDULE OF ACCOMMODATION:

All measurements are approximate

Garage plot: 0.136 acre (0.055 hectare)

According to the Valuation Office Agency the property provides 5,356 Sq Ft (497.6 Sq M) of accommodation.

Car parking area: 0.038 acre (0.015 hectare) - potentially available via separate negotiation.

Total potential area available: 0.174 acre (0.07 hectare)

PLANNING:

The adjacent car park received conditional consent for 4 x 1 bed apartments during October 2022 under PA22/07936.

TENURE:

Freehold

PURCHASERS PACK:

The following documents are available via request:

Asbestos survey report

Elevations in PDF & DWG format

Land Registry

Planning Application information for the car park.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website [https:// www.tax.service.gov.uk/view-my-valuation/search](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value of the main premises is £23,250 and the car park is £2,500 - both as per the 2023 assessment. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating is: F (133)

CONTACT INFORMATION: Please contact either:-

Thomas Hewitt on 01872 247025

Email th@millier-commercial.co.uk

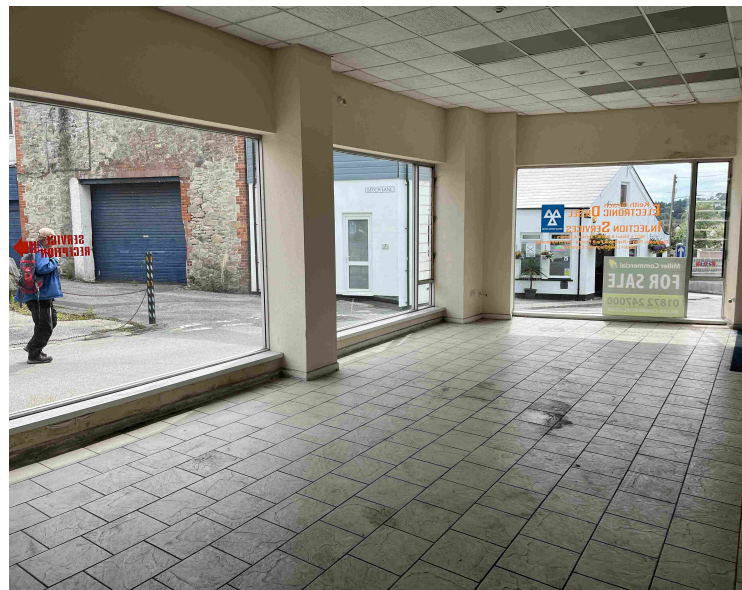
or

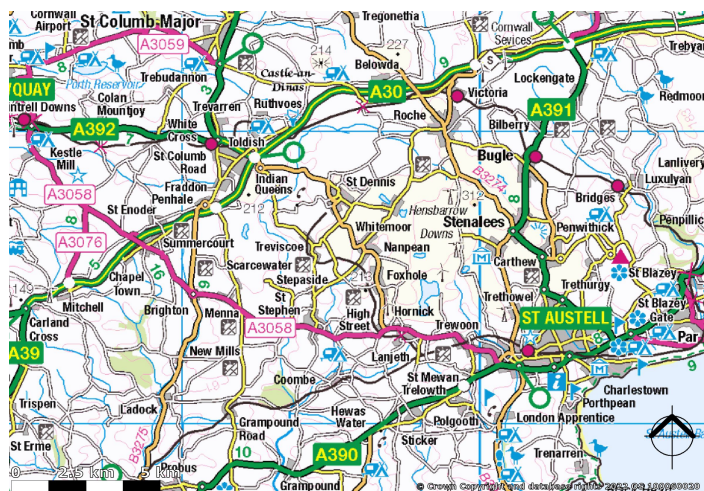
Auction House South West on 01872 484888

Email: southwest@auctionhouse.co.uk

NOTICE TO BIDDERS:

Please be aware that if your Bid is successful on Auction day, the exchange of contracts will happen immediately after the Auction.





AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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