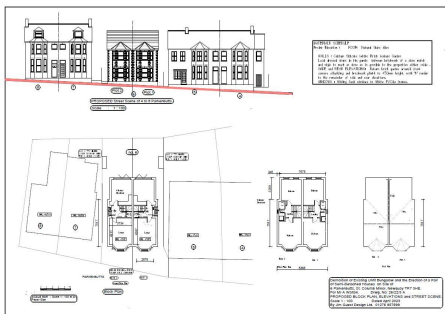


# NEWQUAY PROPERTY CENTRE



A RARE AND EXCITING OPPORTUNITY TO BUY A DERELICT DETACHED BUNGALOW FOR REDEVELOPMENT. PLANS APPROVED FOR PAIR OF NEW BUILD SEMI DETACHED HOUSES. POPULAR VILLAGE LOCATION WITHIN WALKING DISTANCE TO PORTH BEACH.



6 Parkenbutts, Newquay,  
TR7 3HE

Guide Price  
£225,000  
Freehold

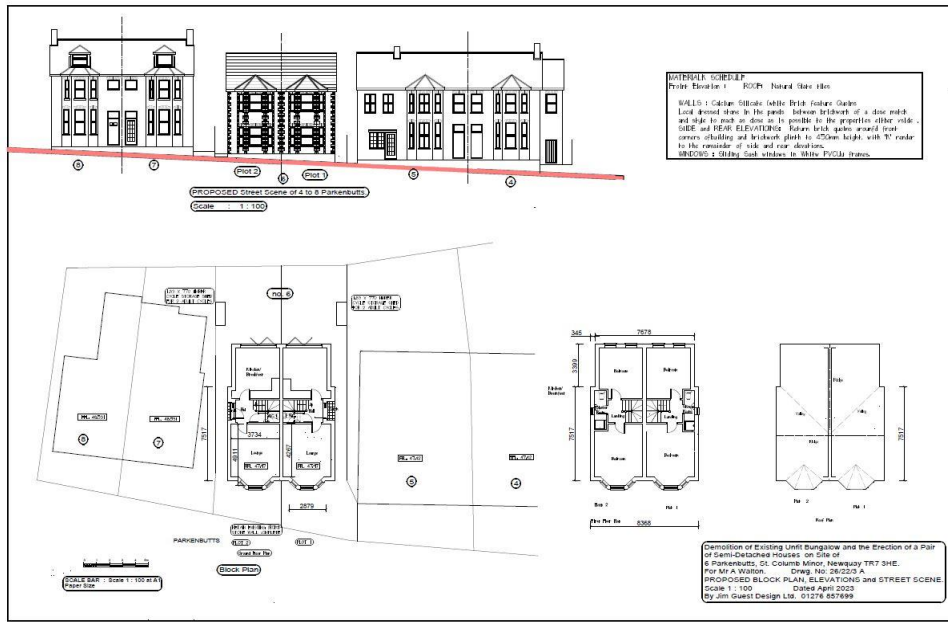
our ref: CNN9103

01637 875161



# IN BRIEF...

- Type: Building Plot
- Style: Detached
- Age: New Build
- Bedrooms: 4
- Reception rooms: 2
- Bathrooms: 2
- EPC: N/A
- Council tax band: N/A
- Mains services: Electric, water, drainage
- DEVELOPMENT OPPORTUNITY
- PLANNING APPLICATION NO. PA22/10433
- PLANS PASSED FOR PAIR OF SEMI DET HOUSES
- DERELICT BUNGALOW ON LARGE PLOT
- VERY RARE AND VERY EXCITING
- IDEAL DEVELOPMENT OR SELF BUILD
- HIGHLY POPULAR VILLAGE LOCATION
- SHORT WALK TO PORTH BEACH
- VILLAGE AMENITIES NEARBY



## OWNERSAYS...

“If I was closer I would definitely do this myself, what a great project it will be.”



## CONSIDER THIS...

WHAT WE LOVE: As Newquay grows so does the rarity of plots like these. This is a super development opportunity in a superb location.



# MOREDETAIL...

**SUMMARY:** We are delighted to present a superb investment opportunity in St Columb Minor, Newquay. This property consists of a derelict, fully detached bungalow on a generous plot, accompanied by approved planning permission for the demolition of the existing structure and the construction of two semi-detached new build houses.

It is an appealing prospect for self-builders and developers seeking to harness the potential of this prime location.

Situated in a picturesque and historically rich part of the village, the property enjoys a peaceful ambiance with sweeping views of the surrounding open countryside, including the iconic church steeple. Local amenities, such as a village pub, park, and schools, are conveniently nearby, and the beautiful Porth beach is just a short walk away, providing easy access to a coastal retreat.

The existing two-bedroom bungalow has reached the end of its usable life and is ready for demolition. The site is accessible, ideal for material deliveries, and benefits from essential mains services, including water, electricity, and drainage. Gas supplies are also available nearby, potentially allowing for future gas connection to the plot.

The approved plans encompass two 2-bedroom semi-detached houses with economic design features.

Furthermore, there is potential to exercise permitted development rights, which could enable the expansion of these houses into two 3-bedroom residences in the future.

Buyers also have the flexibility (post purchase) to revise and customise the plans to their preferences before resubmitting for approval.

This property is offered with vacant possession and no ongoing chain, presenting a unique opportunity for those looking to embark on a development project in a charming and well-connected village location.

Full plans and all related documents are available on Cornwall Councils Planning Portal, simply search using the planning application number PA22/10433



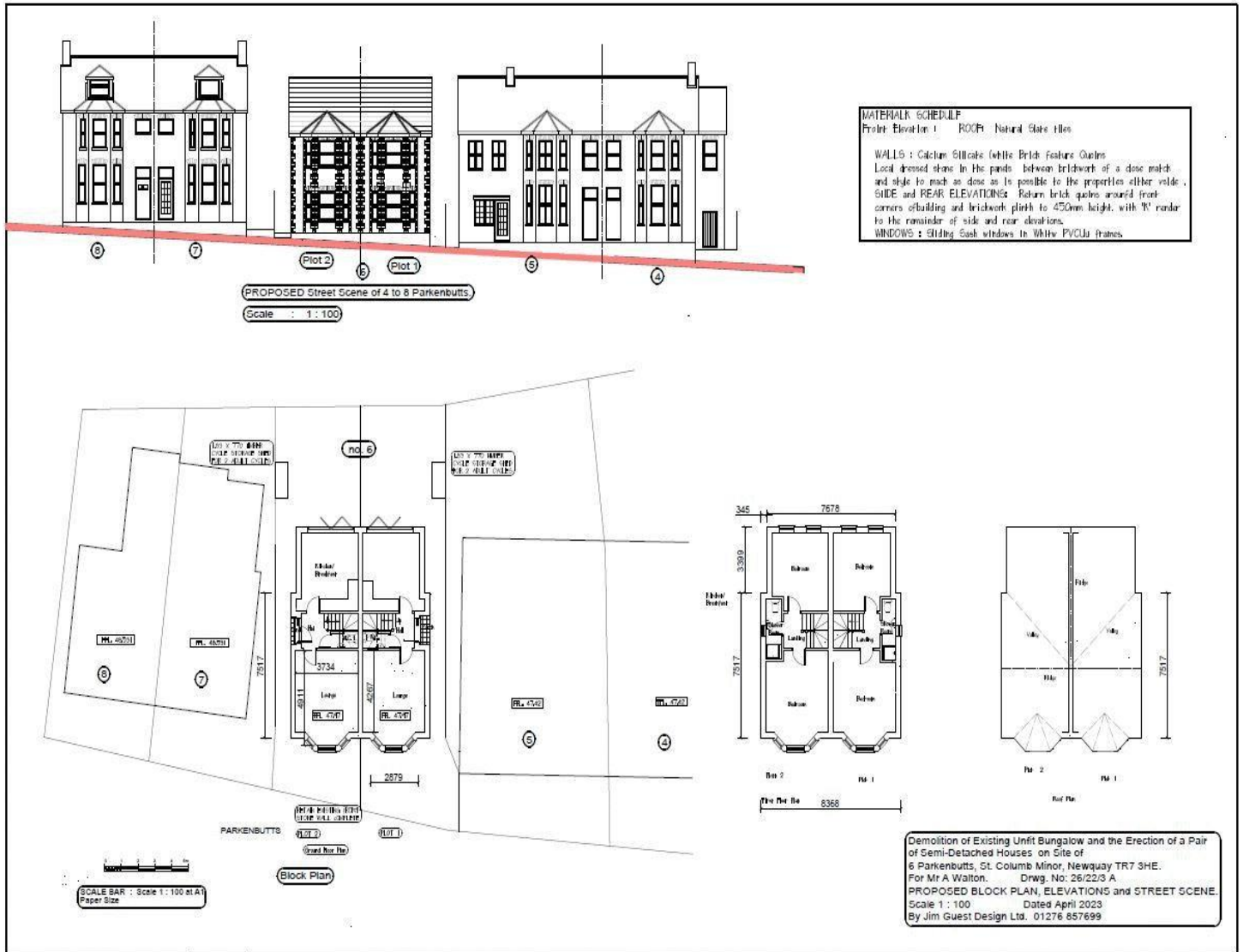
## THELOCATION...

**LOCATION:** St Columb Minor is a village on the north coast of Cornwall. At one time St Columb Minor used to be the main settlement in the area but it has now been encroached upon by its larger neighbour, Newquay.

It still boasts a thriving and welcoming community, centred around a beautiful 15th century church with beaches accessible on foot, popular local parks and sought after schools nearby.



# THE FLOORPLAN...



# THE DIMENSIONS...

Not Applicable

# MORE INFO...

call: 01637 875 161  
 email: info@newquaypropertycentre.co.uk  
 web: www.newquaypropertycentre.co.uk

Referrals: we can recommend local conveyancing solicitors (Coodes, Charles French & Co, Nalders) and local financial advisers (Newquay Mortgage & Pensions, Karrek Financial Planners) to sellers and buyers, who are free to make their own choices of who they use. If a recommendation is accepted we will receive £25 for financial services and £150 +VAT for conveyancing on completion for recommending them. Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.