

IN BRIEF...

- Type: Building Plot
- Style: Detached
- Age: New Build
- Bedrooms: 4
- Reception rooms: 2
- Bathrooms: 3
- EPC: N/A
- Council tax band:
- Mains Services: All Nearby
- PAIR OF PLOTS ON 1.6 ACRES
- FULL PLANNING CONSENT APPROVED
- TO BUILD TWO EXECUTIVE DETACHED HOUSES
- BOTH FOUR BED DESIGNS WITH DOUBLE GARAGE
- BRILLIANT VILLAGE LOCATION
- IDEAL DEVELOPMENT/INVESTMENT
- DREAM SELF BUILD OPPORTUNITY
- HUGE ADJOINING Paddock WITH DERELICT STABLE
- BEST PLOTS WE'VE EVER SEEN



OWNERSAYS...

“The access is excellent and all of the services are nearby or on site ready to connect.”



SOUTH WEST ELEVATION 1:100



Scale @ 1:100



CONSIDER THIS...

WHAT WE LOVE: Whether building for a profit or building for a home this development is bound to be a great success, they're amazing!

MOREDETAIL...

SUMMARY: A once in a lifetime opportunity, so be quick! Newquay Property Centre are incredibly excited to offer to market this amazing pair of building plots on a vast 1.6 acre combined plot. Full consented planning under planning application PA20/03988 to build two striking fully detached executive family homes with large contemporary reception space, four bedrooms, multiple bathrooms and both with appealing double garages. Behind the plots there is an adjoining paddock which makes up the majority of the 1.6 acres, it is up to prospective owners to choose how this is sub divided between the two plots. What's really exciting about the plots is their great position near to the centre of the village within a quiet off road position, that benefit from main services nearby which should be easy to connect into. The site itself has great access with its own road and an easy to build on level plot that is ready to go.

In our opinion these are some of the finest and also rarest plots you are likely to find. An incredible opportunity whether it be for a potentially lucrative development or a dream self build home. With two plots available this may suit a joint venture between friends, family members or colleagues, but whatever the desired use or intention this is bound to be an incredibly successful development.

In all our years trading and selling homes across mid Cornwall we cannot think of a better pair of building plots ever having come to the market like this before.

Be quick, these will not hang around.



WEST ELEVATION 1:100



Scale @ 1:100

THELOCATION...

LOCATION: St Columb Road is a thriving village in mid county Cornwall, falling under the catchment of Newquay, the bustling coastal town and favoured holiday resort 7 miles away. Next to the village of St Columb Road are the equally as popular villages of Fraddon and Indian Queens. All three villages make one large area with great amenities which includes daily shops, pubs, restaurants, doctors' surgery, vets, local parks, sought after primary school and the recently opened Kingsley Village with the flagship Marks & Spencer's superstore. All situated close to the A30 providing an excellent commuting point to major towns surrounding the village all within a short car journey.

SHOPPING C

Co-op Newquay
Marks & Spencer's at Fraddon

RELAXING

Local Park
Kingsley Village
Mawgan Porth beach - Nearest

TRAVEL

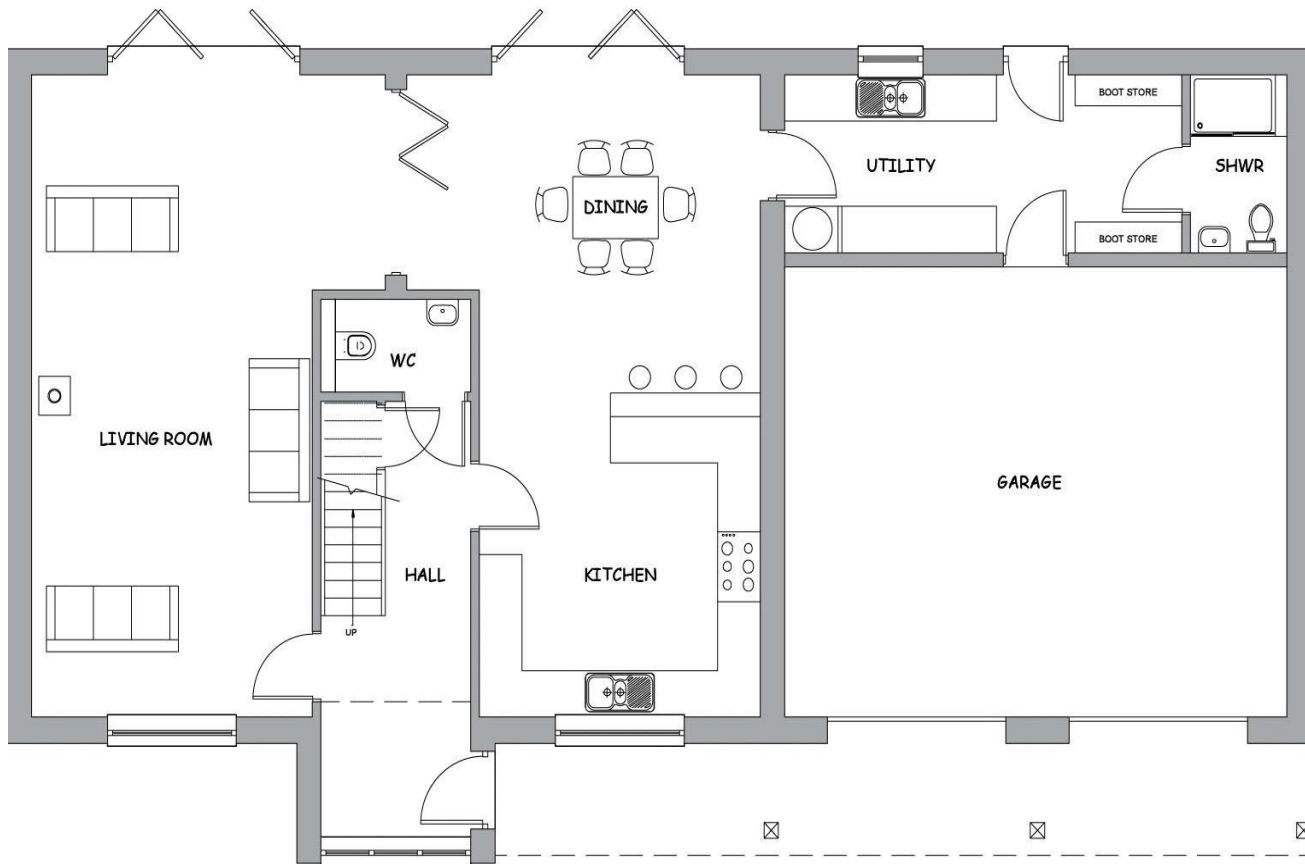
A30
Village Bus Service
Newquay Cornwall Airport

SCHOOLS

Indian Queens
St Columb Major
Treviglas



THE FLOORPLAN...



GROUND FLOOR PLAN 1:50



Scale @ 1:50

THE DIMENSIONS...

Approximate overall plot size
1.6 acres

MORE INFO...

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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.