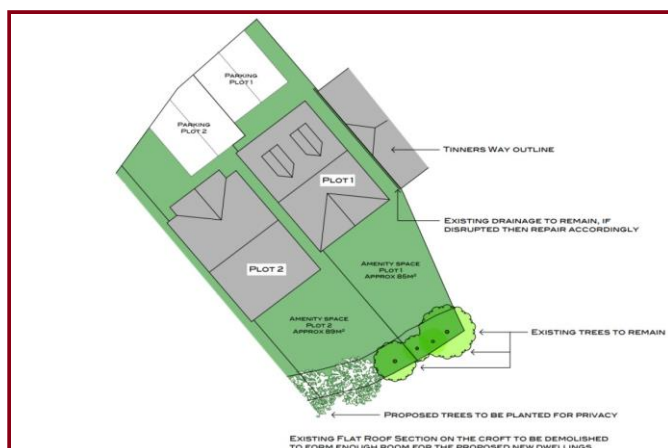


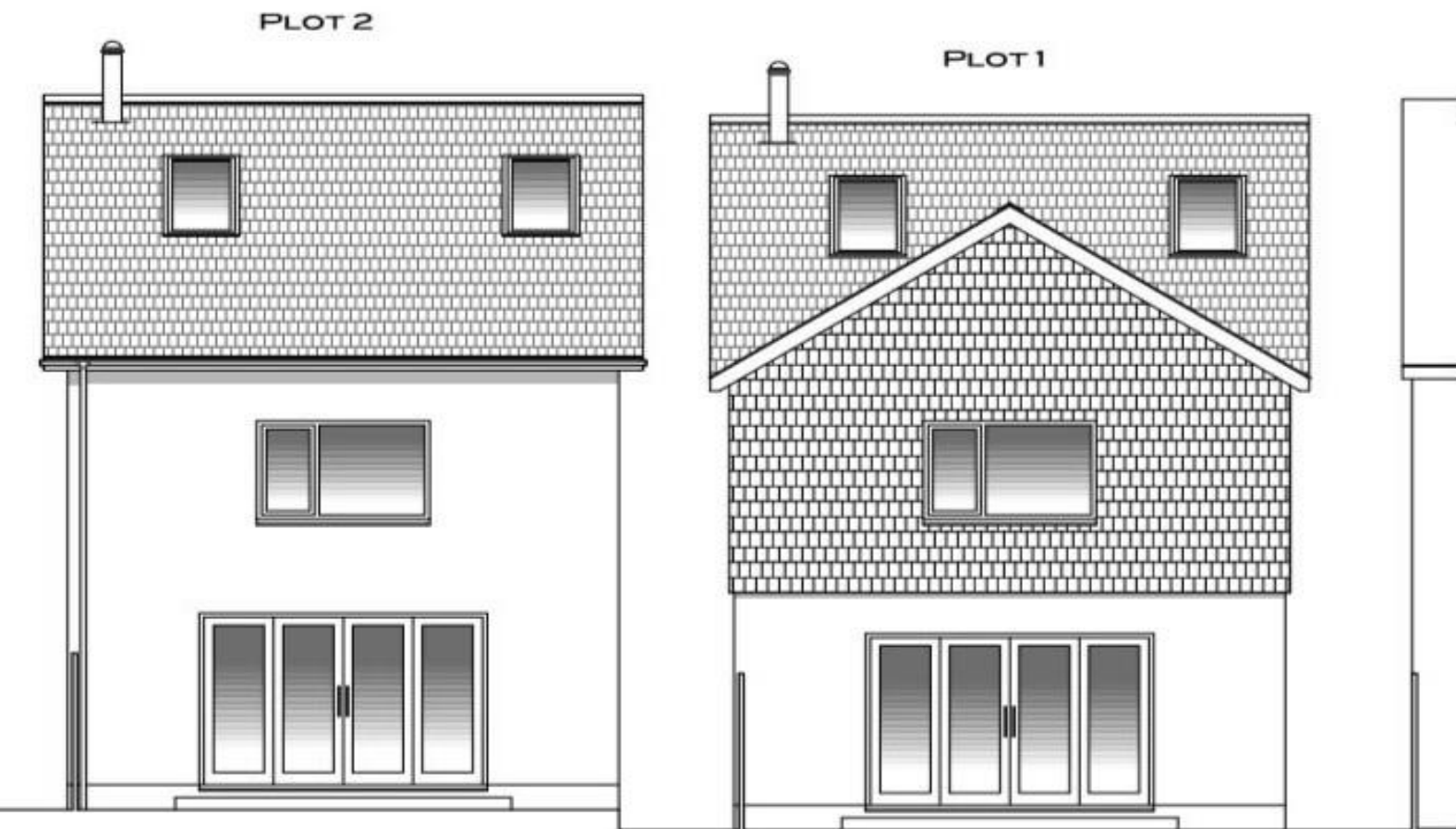


Two development plots at The Croft,
Higher Stennack, St. Ives, Cornwall,
TR26 2HE

MAP estate agents
Putting your home on the map

£175,000
Freehold





Two development plots at The Croft, Higher Stennack, St. Ives, Cornwall, TR26 2HE

£175,000
Freehold

Property Introduction

Offering the opportunity to develop TWO detached three bedroom family properties, just over half a mile away from St Ives town centre.

The sellers have completed much of the investigative works and have a certificate of lawfulness for the installation of the drainage connection. The site itself is located within a mile of a Co-Op and St Ives Infant and Junior schools. In addition, the community orchard and skate park is with 200 metres, making these properties to be built, ideal family homes, something in huge demand in St Ives Town Centre.

The site is relatively clear and level, having previously been the car park to the old Croft Inn Public House with ease of access from Higher Stennack. The level site has had mining and all preliminary investigations completed, and in December 2022 a further condition was lifted, overcoming many of the hurdles often found with developments sites making this a unique opportunity.

Location

The site itself is located within a mile of a Co-Op and St Ives Infant and Junior schools. In addition, the community orchard and skate park is with 200 metres, making these properties to be built, ideal family homes, something in huge demand in St Ives Town Centre.

Regularly voted most popular seaside town by Rightmove and often in the top ten of places to live in England, St Ives has seen a huge demand for property in recent years.

St Ives, famous for its picturesque harbour and sandy beaches, is a small fishing town on the dramatic North Coast of Cornwall. Whilst numerous galleries are scattered in the town celebrating the works of artists such as Barbara Hepworth, Bernard Leach and Ben Nicholson amongst many others in addition, the town boasts a leisure centre with swimming pool, a theatre and cinema.

THE SITE

Planning ref: PA15/05238 allows for the construction of three residential properties, however we are selling two units with the seller keeping the third plot as additional garden to the main house neighbouring the site.

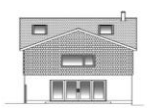
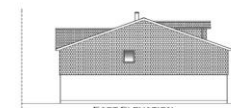
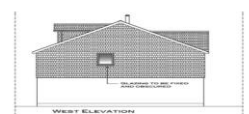
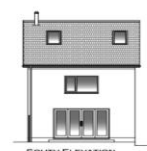
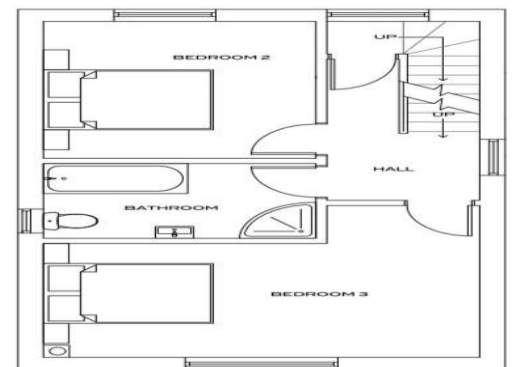
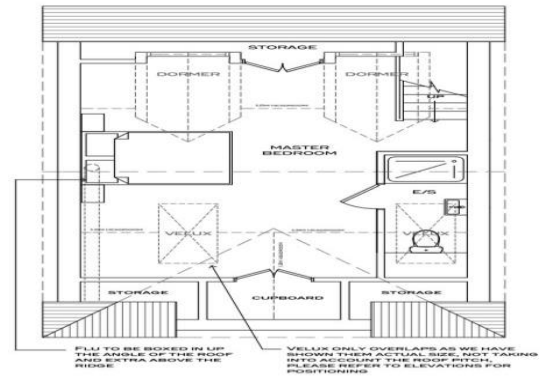
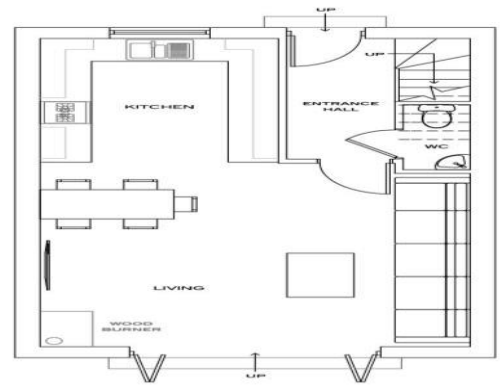
Split over three floors, benefiting from off-street parking and a principal bedroom with en-suite. The design cleverly sites two units, ideal for the residential town market and for those wanting a home in the town, satisfying the H2 notice, whereby the properties must be occupied as a principal and main residence. This location gives you the ideal place to explore, close enough to see and enjoy all that St Ives offers, yet set away from the hustle and bustle.

AGENT'S NOTE

Copies of reports, investigations and surveys are available in our office. Full details are available on the Cornwall Council Planning Portal - PA15/05238 and PA19/06483. Planning Number PA15/05238 - Please note that the planning permission is granted for three units on the amenity area of The Croft. For sale are plot numbers 1 & 2, with plot 3 not being developed but to be retained as amenity space for the existing dwelling. The third could be sold by separate negotiation.

DIRECTIONS

From the centre of the town by the Library at the junction of Tregenna Hill and Gabriel Street, head towards Royal Square past the Co Op, just past the Doctors Surgery on the Stennack, continue over the roundabout on the hill out of town towards Higher Stennack continuing over the next roundabout turning left before the fire station where the plot can be found on the left hand side, beyond the old Croft Inn public house





MAP's top reasons to view this home

- A fantastic development opportunity
- Plans passed for two detached properties
- Within a mile of St Ives harbour and town centre
- Three bedroom units with parking
- Three storey family homes
- Level and ready to go site
- Planning No: PA15/05238
- Certificate of lawfulness PA19/06483
- Mining and flood risk assessment completed
- A rare town centre development opportunity

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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
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