

POTENTIAL REDEVELOPMENT OPPORTUNITY

16 NEW ROAD PORT ISAAC CORNWALL PL29 3SB



- Existing bungalow with courtyard/outbuilding & 10 lockup garages and uncovered parking
- Approximately 0.10 hectares / 0.24 acres
- Village fringe location outside Conservation Area
- Conditional subject to planning and/or Unconditional subject only to contract
- OFFERS INVITED FOR THE FREEHOLD

FRONT ELEVATION OF 16 NEW ROAD

THE PROPERTY – PL29 3SB

KLP are delighted to offer for sale this freehold, attractive and very interesting, potential redevelopment opportunity comprising a detached bungalow with courtyard garden and outbuildings as well as to the rear, 10 lockup garages and further uncovered parking, all held in two separate titles.

Vehicular access to the courtyard garden and the garages/uncovered parking is via a private lane which runs along the west boundary serving residential properties. The lane is generally level, the site has a very gentle fall to the east away from the access lane. The bungalow has frontage onto New Road.

In all the property extends to c.0.10 hectares / 0.24 acres.

The property is located outside of the village conservation area in an elevated position approximately 350 meters from the beach/harbour.

PORT ISAAC, CORNWALL

Port Isaac is a picturesque fishing village on the stunning Atlantic coast of north Cornwall, with winding streets and busy harbour. A fishing village since the 14th century it provides one of few havens along the otherwise rugged North Cornwall coast.

Its granite and whitewashed old cottages are extremely photogenic leading down to the “The Platt” and core of the village alongside the beach and harbour where you can find restaurants, cafes and pub. The village also offers a primary school, churches, grocery stores and a range of local facilities.

The nearest towns are Wadebridge and Camelford, each approximately ten miles distant.

PLANNING

The property is located within the developed boundary of Port Isaac on the northern fringe of the village but notably outside of the conservation area. The property has a long established existing use. Our clients have not made planning investigation inquiries of Cornwall Council nor are there any planning application records for the property on the Councils web site.

We do not have any information with regard to existing services location/capacity or the condition and construction of the existing buildings. Interested parties must undertake their own investigations.

Our clients have commissioned a topographical survey supplied as a dwg file which is available on request as are the registered titles and title plans.

METHOD OF SALE

Conditional subject to planning and/or unconditional subject only to contract offers are invited for the freehold. Offers should include an uplift/overage element.

VIEWING – STRICTLY BY APPOINTMENT ONLY

All viewings need to be via appointment with KLP.
what3words - dripped.haystack.dupe

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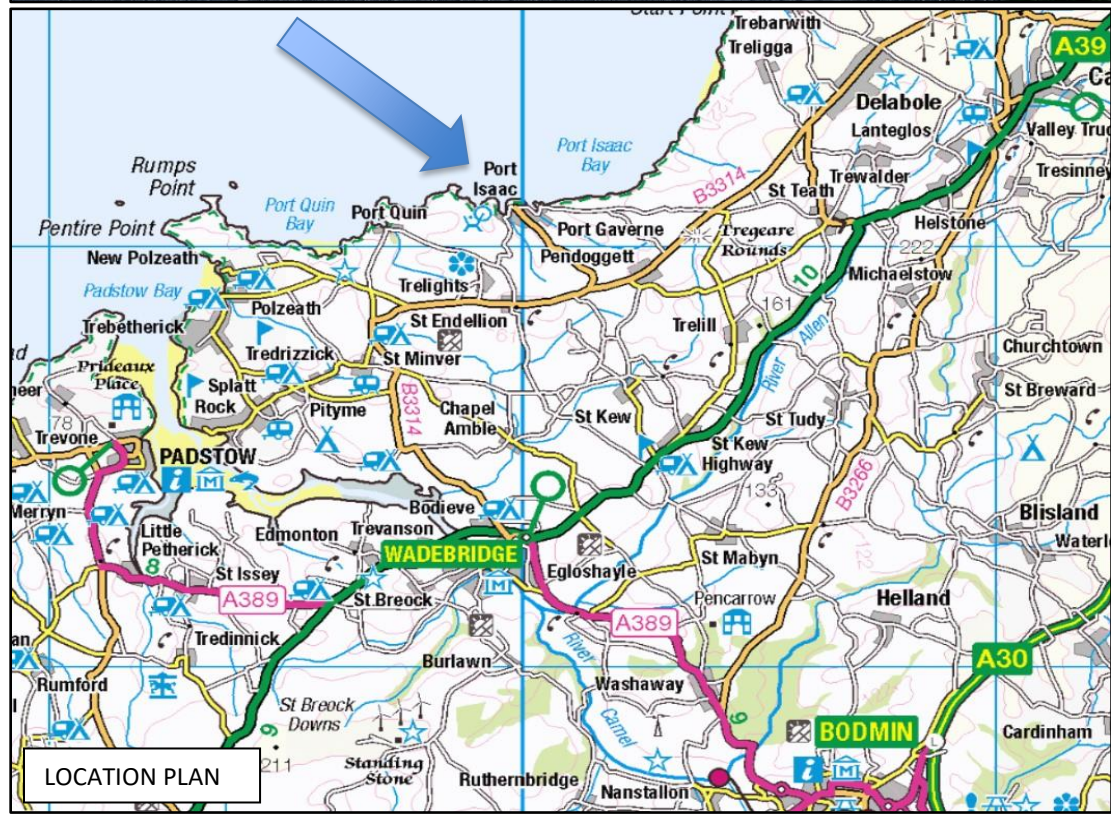
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EXISTING CAR PARKING AND GARAGES
LOOKING NORTH FROM ACCESS LANE



EXISTING CAR PARKING AND GARAGES
LOOKING SOUTH FROM INSIDE SITE



LOCATION PLAN



PORT ISAAC HARBOUR AND BREAKWATER



PORT ISAAC BEACH