

SINGLE BUILDING PLOT FOR DETACHED HOUSE

CARBIS BAY, ST IVES, TR26 2PT

- Detailed planning permission for new contemporary house (Ref.PA22/10810)
- Far reaching coastal views over Carbis Bay towards Godrevy Lighthouse
- Pre-commencement planning conditions discharged
- Offers Invited in the region of £325,000

THE PLOT - TR26 2PT

This is a superb opportunity to acquire an individual building plot in the sought after location of Carbis Bay where detailed planning permission has been attained for a new contemporary house. The plot is positioned within walking distance of both the beach and St Ives.

The approved new dwelling, which replaces an existing 1930's detached bungalow (which currently occupies the plot but has been cleared, with floors removed, in preparation for demolition) takes the form of a three bedroom, two storey house with a floor area extending to c. 137.64sqm (1482sqft). The approved plans provide for two double bedrooms on the ground floor along with a bathroom, utility room, cloakroom and open plan kitchen/dining/living space. On the first floor, a master ensuite bedroom is proposed with walk in wardrobe along with a large open plan living room. From both floors, far reaching views across Carbis Bay will be on offer. Externally, lawned gardens are planned to the north, with two off road parking spaces to the west and a terraced area to the east. The plot is relatively level and extends to approximately 362sqm / 0.09 acres.

CARBIS BAY & ST IVES

Carbis Bay is a village situated approximately one mile south east of St Ives on the western coast of St Ives Bay on the Atlantic coast. It is almost contiguous with the town of St Ives these days and this extremely sought-after town has something that will appeal to everyone, young or old. The plot is conveniently positioned in the village with a bus stop a c. 2 minute walk, a large Tesco store c. 5 minute walk and Carbis Bay train station a c. 10 min walk.

As well as its tradition of fishing, St. Ives is world famous as an art centre and studios, shops and galleries. The Tate St. Ives, part of the Tate Gallery in London, was opened in 1993 and is, perhaps, the flagship of Cornish art. The Gallery's inspirational building stands high above the magnificent surfing beach of Porthmeor.

METHOD OF SALE

Offers are invited for this freehold plot in the region of £325,000.

PLANNING

Cornwall Council granted detailed planning permission (Ref.PA22/10810) on 28th June 2023 for a replacement dwelling at Sunnyroyd, Wheal Speed, Carbis Bay. A further application (Ref.PA23/07967) subsequently approved on 24th October 2023 discharged planning conditions no.'s 5 (Surface water management), 7 (Bat/Bird boxes), 8 (Ground Investigation) and 9 (Ground remediation plan) associated with the approved application PA22/10810.

There is no associated S106 legal agreement with the planning permission, but there is a CIL liability totalling £5,657.67. The present owners have successfully applied for and attained a self-build exemption from this charge and interested parties are invited to contact Cornwall Council to discuss their own situation and whether a further (self-build) exemption may be sought.

Electronic copies of the technical information such as the plans, planning permission, CIL Liability notice are available from the agents upon request.

SERVICES

The Agents are advised that the plot currently benefits from mains electricity, mains gas and a mains water connection. The existing private drainage system serving the bungalow is proposed to be replaced with a new foul drainage connection for the new dwelling to a SWW main, via the lane to the west. Interested parties should make and rely upon their own enquiries of the relevant services providers.

VIEWING – BY APPOINTMENT ONLY

Please contact the vendors sole agents KLP on 01392 879300

CONTACT



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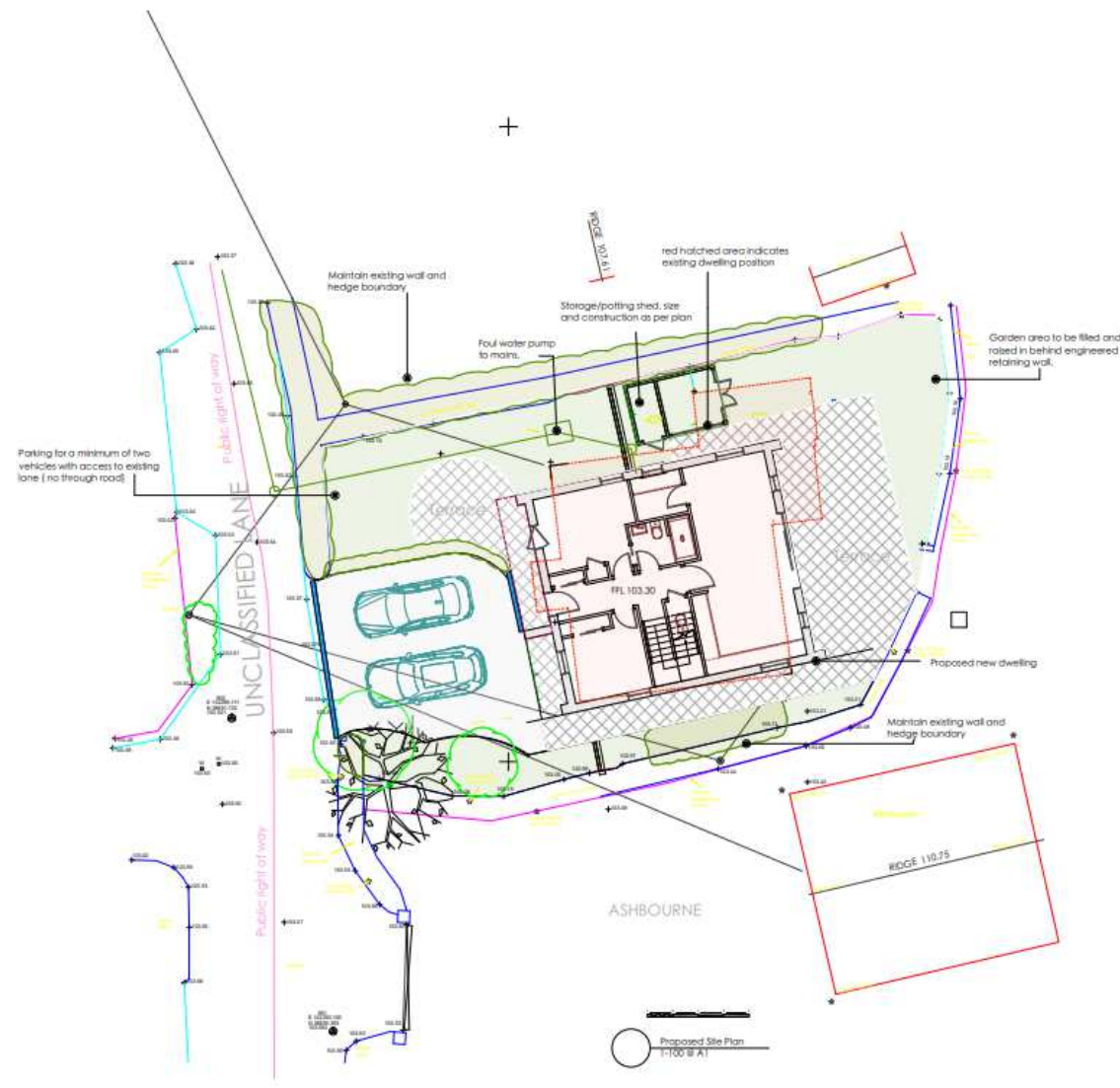
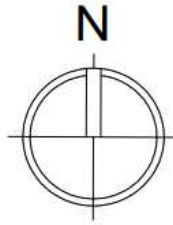
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These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



OS LOCATION PLAN WITH PLOT LOCATED WITHIN THE RED CIRCLE

LOCATION PLAN (LEFT) SHOWING PLOT IN CENTRE, OUTLINED IN RED, AND PROPOSED SITE LAYOUT PLAN (RIGHT) - NOT TO SCALE



PROPOSED SECTIONS AND CGI OF NEW DWELLING (NOT TO SCALE)



SECTION A-A
1-50 @ A1



CGI Rear
NTS @ A1



SECTION B-B
1-50 @ A1

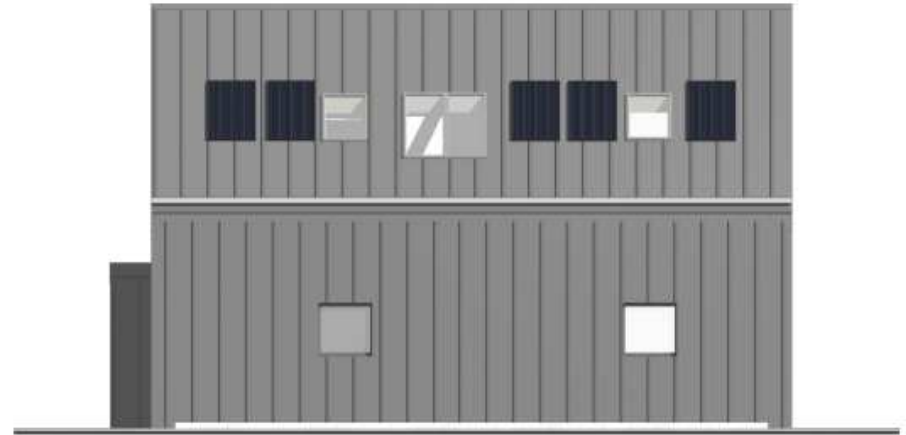


CGI Front
NTS @ A1

PROPOSED ELEVATIONS (NOT TO SCALE)



West Elevation
1-50 @ A1

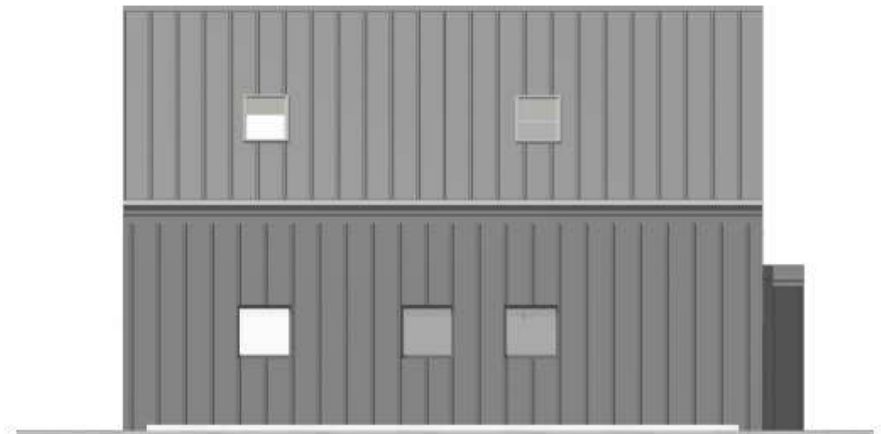


South Elevation
1-50 @ A1

Materials: Zinc roof with metal rainwater goods. External zinc clad elevations, pilars and returns. Gable elevation sets in vertical larch or cedar panel claddings. Windows and doors in grey aluminium or UPVC units. Solar panels to south roof plane.

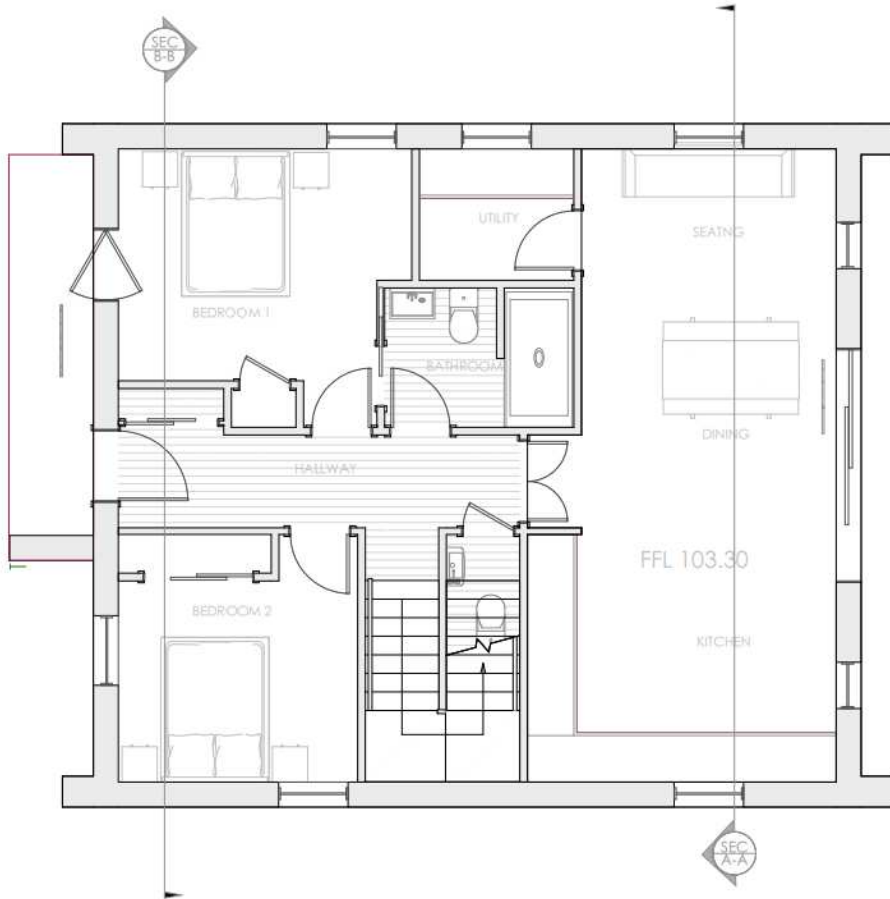


East Elevation
1-50 @ A1



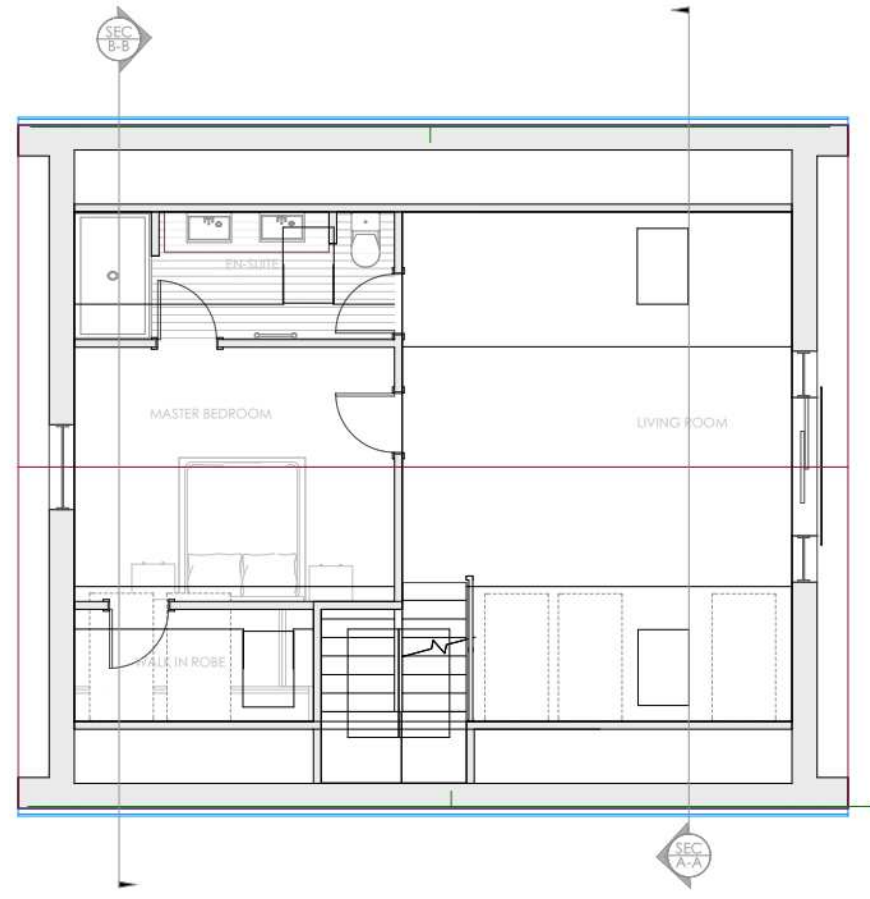
North Elevation
1-50 @ A1

PROPOSED FLOORPLANS (NOT TO SCALE)



Ground Floor Plan
1-50 @ A1

Materials: Zinc roof with metal rainwater goods. External zinc clad elevations, pillars and returns. Gable elevation sets in vertical larch or cedar panel claddings. Windows and doors in grey aluminium or UPVC units.



First Floor Plan
1-50 @ A1



View of existing bungalow for demolition