

NEWQUAY PROPERTY CENTRE



Development Site, off, Union Hill, St. Columb, Cornwall, TR9 6FT

A RARE AND REWARDING DEVELOPMENT OPPORTUNITY NOT TO BE MISSED! HUGE PARCEL OF LAND EXTENDING TO OVER 1.5 ACRES, CONSISTING OF THREE FULLY CONSENTED BUILDING PLOTS WITH FURTHER POTENTIAL TO BUILD MORE (STPP). PRIME LOCATION IN THE HISTORIC MARKET TOWN OF ST COLUMB MAJOR.

£500,000
Freehold

our ref: CNN10797

KEY FEATURES



4



1



2

Energy rating (EPC): TBC

Council tax band: TBC

- RARE DEVELOPMENT OPPORTUNITY
- OVER 1.5 ACRES OF LAND IN TOTAL
- PLANNING ALREADY GRANTED FOR 3 EXECUTIVE HOMES
- HUGE POTENTIAL FOR FURTHER DEVELOPMENT (STPP)
- EXISTING PLANNING APPLICATION NUMBER PA23/08105
- SHORT WALK TO TOWN CENTRE AMENITIES
- SHORT DRIVE TO NEWQUAY AND OTHER MAJOR TOWNS
- EASY ACCESS SITE WITH SERVICES NEARBY
- HIGHLY SOUGHT-AFTER LOCATION
- NO ONWARD CHAIN



EAST ELEVATION 1:100

SUMMARY

Nestled on the outskirts of the charming and historic market town of St Columb Major, this substantial development site offers a rare and exciting opportunity. Located just off Union Hill, within easy walking distance of the town centre, this expansive parcel of land spans over 1.5 acres and presents both immediate and future development potential. St Columb Major is well known for its strong Cornish community spirit and offers a range of daily conveniences, with broader amenities easily accessible in nearby major towns such as Newquay, just seven miles away.

The site is divided into two key areas: the first, at the approach, benefits from fully approved planning permission for the construction of three executive-style detached homes. Beyond these initial plots lies the majority of the land, which, subject to obtaining the necessary planning consents, may offer further development opportunities. Planning permission has been granted under application number PA23/08105, and prospective buyers are encouraged to review the full details via the Cornwall Council Planning Portal for comprehensive insights into the potential and considerations of this site.

FIND ME USING WHAT3WORDS:
correct.dustbin.convinced

Tenure: Freehold

Utilities: To be connected

Broadband: Available. For Type and Speed please refer to Openreach website

Mobile phone: Good. For best network coverage please refer to Ofcom checker

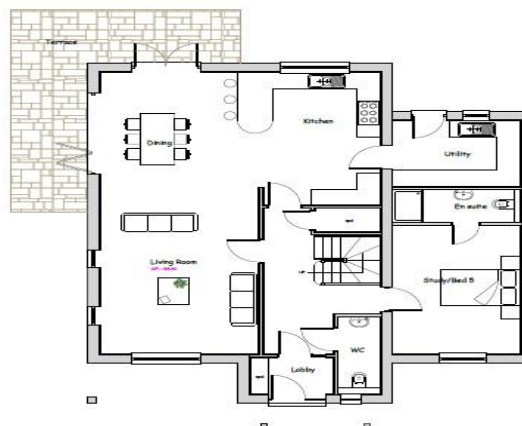
Parking: Yes, see Plans

Heating and hot water: As per plans

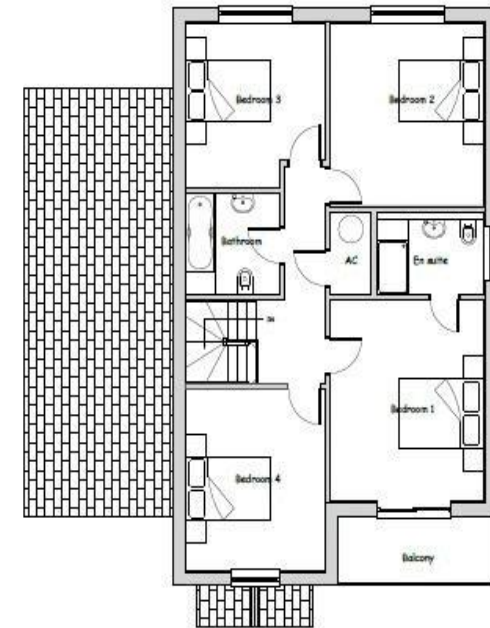
Planning: App No: PA23/08105

Accessibility: Easy access site

Mining: Standard searches include a Mining Search.



FLOORPLAN & DIMENSIONS



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