

SCOTT  
PARRY

— ASSOCIATES —  
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

GARDEN PLOT TREGUNNICK LANE, SEATON, TORPOINT, CORNWALL, PL11 3JT

OFFERS OVER £100,000





RARELY AVAILABLE - A fabulous south west facing garden plot of generous proportion with sea and countryside views and only 250 yards from Seaton Beach. Perhaps suitable for amenity use or alternative uses subject to any consents that may be required.

BEACH 250 YARDS, LOOE 6 MILES, FOWEY 16 MILES, PLYMOUTH 12 MILES



## LOCATION

The plot lies in an elevated and enviable south west facing position only a short walk (250 yards) from Seaton Beach, the beautiful riverside pathways of Seaton Countryside Park and the South West Coast Path, all providing boundless leisure opportunities.

Whitsand Bay is officially designated a Marine Conservation Zone noted for the abundance of marine flora and fauna. The village also lies within an Area of Great Landscape Value.

Seaton and its neighbour Downderry have a primary school (rated "good" by Ofsted), restaurant, beachside public house, church, beach café, village store, post office and doctors' surgery. Similar facilities are available at St Germans, which also has a main line railway station providing a useful commuter link to Plymouth (Plymouth to London Paddington 3 hours). Seaton also has a Countryside Park with riverside and woodland walks.

Downderry was in recent years noted by the Sunday Times in a list of the top ten "Best Places to Live by the sea". Golf is available at Portwrinkle, St Mellion International Golf Resort, or Looe Bindown. The South West Coast Path is accessed nearby with parts of the neighbouring coastline in the ownership of the National Trust. The beach has a slipway and offers the opportunity to keep and launch boats (by permit). Seaton Beach benefits from a RNLI Lifeguard station during the summer.

The sailing waters of the area are favoured by yachtsmen and deep water moorings are available on the Rivers Lynher and Tamar at St Germans, Saltash and Fowey/Polruan in addition there are fabulous marinas with first class amenities in Plymouth. Saltash has a Waitrose store on its northern outskirts and the city of Plymouth offers an abundance of facilities centred around the historic and fascinating waterfront areas of the Barbican and Hoe. The Tamar Valley Area of Outstanding Beauty, the famous surfing beaches of North Cornwall, historic country houses and many other places of interest lie within an easy drive.

Nearby the villages of Kingsand and Cawsand (9 miles) both have a welcoming community, are home to the Rame Gig Club and are well equipped with a variety of local shops, pubs and restaurants together with a sailing club and other facilities. The Rame Peninsula is relatively little known, often described as 'Cornwall's forgotten corner', forming part of the Cornwall Area of Outstanding Natural Beauty with quiet beaches and outlined by the South West Coastal Path which can be accessed only about 600 metres south of the property. The Mount Edgcumbe Country Park, an 800 acre area of coastal woodland and open hillsides, is possibly one of the most beautiful and varied locations of Cornwall, lies only 11 miles distant.





#### DESCRIPTION

The garden plot lies in a prized location, close to Seaton Beach and with a fabulous south and west aspect over the beach, sea and unspoilt countryside of the River Seaton Valley.

A planning application for a new dwelling on the plot was made during August 2021 under application number PA21/08599 - this application was subsequently withdrawn in November 2021 prior to any decision being made.

A further application to create a new pedestrian gateway off Tregunnick Lane was made in February 2022 - this was granted permission under application number PA21/12350

Details of these applications are available by email from the agents or by visiting the Cornwall Council Planning Portal and quoting the above application numbers.

#### DIRECTIONS

Using Sat Nav - Postcode PL11 3JF- viewers are advised to park in the public car park and finish the journey on foot.



These particulars should not be relied upon.