



*Former Sheaf Of
Wheat*

CHAPEL STREET | ST IVES | CORNWALL | TR26 2LS



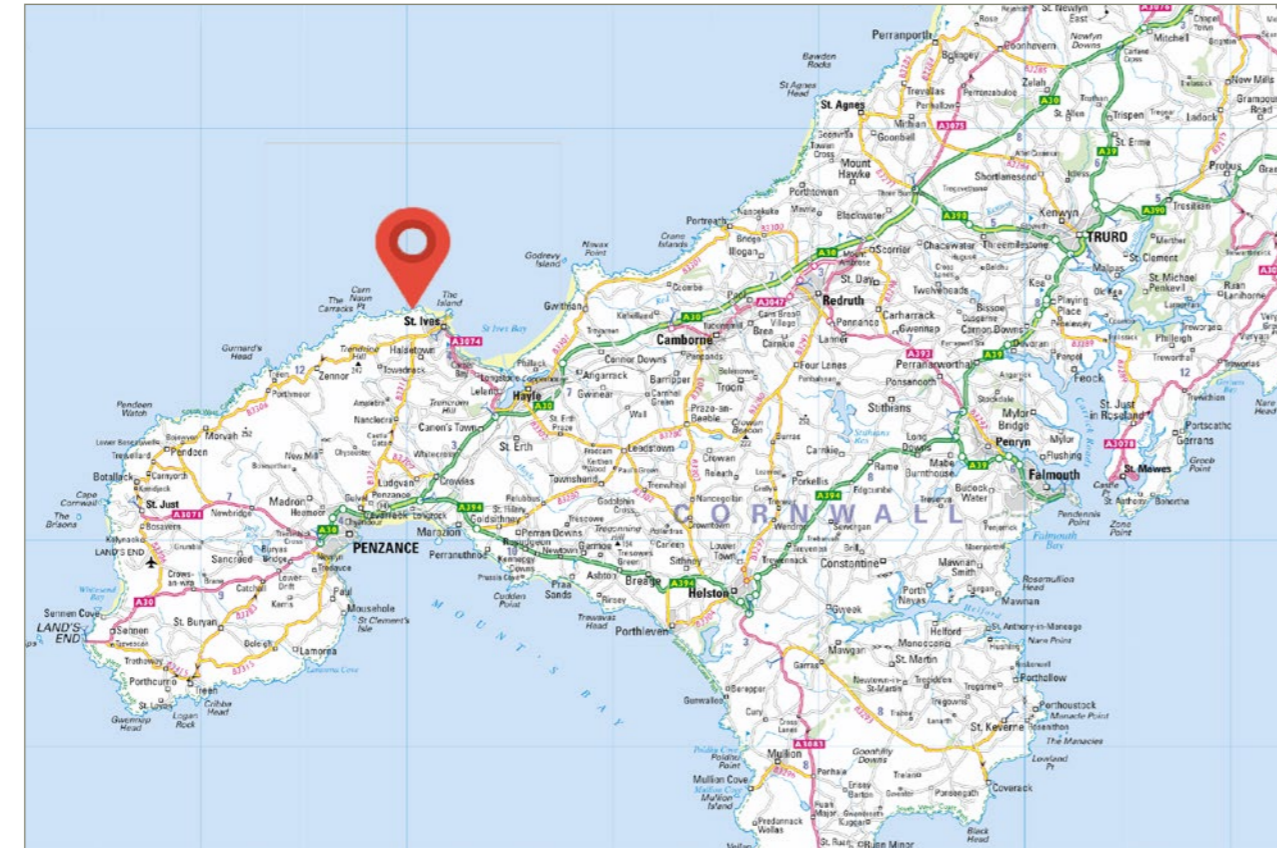
EXECUTIVE SUMMARY

- Rare opportunity to secure a cleared development site in centre of St Ives, Cornwall
- Planning permission granted for 5 new build dwellings
- Site area of 0.094 acres (0.038 ha)
- Planning permission has been implemented
- Opportunity to buy and build out or resubmit for a new residential led scheme
- Will be of interest to local and regional developers as well as high net worth buyers
- Guide Price of £600,000 for the freehold interest

LOCATION

St Ives is a popular seaside town in an excellent location on Cornwall's north shore. The town has a number of demand drivers including sandy beaches such as Porthminster beach and the nearby 3 mile long Gwithian beach. St Ives won best UK Seaside town both in 2011 and 2010. The town boasts a range of independent shops and restaurants as well as the renowned Tate St Ives Gallery, with in excess of 300,000 visitors a year.

The former Sheaf of Wheat which has now been demolished and cleared occupies a prominent position on the south side of Chapel Street which is one of the main thoroughfares into the centre of the town. The immediate surrounding area is mixed with commercial uses interspersed amongst terraced residential. Indeed immediately across the road from the Chapel Street frontage are two large buildings, the Wesleyan Methodist Church and Old Sunday School, which have a significant presence on the street.



DESCRIPTION

The property has been cleared and secured and as a consequence of this demolition, the development has materially commenced (in accordance with the Certificate of Lawfulness) in connection with Planning Decision Notice Number PA17/05153 and the permission is therefore considered to be extant and development can take place in strict accordance with the decision notice PA17/05153 dated 25.07.2017 and the associated planning conditions.

The front of the site slopes down (into town) from West to East, falling 2.2m over a 26m wide frontage. East of the site is a two storey office / residential building, and further to the east a large cinema building. To the west of the site there are much smaller historic cottages which are reduced in scale. The rear of the site is much less formal and comprises of a back alley format, with haphazard design and ad-hoc parking arrangements.



PROPOSED ACCOMMODATION

The proposed development will consist of 5 terraced properties, each facing the main road, Chapel Street. To the rear of the scheme will be private garden areas with an access lane to the front, as there is no permitted access to the rear lane. At the lower end of the site are 3 no, 2 & 3 bedroom terrace houses with basement parking.

The proposed accommodation consists of 5 dwellings with an overall footprint of 228m² (8% smaller than original building)

Basement parking (including storage) 132m²

This gives an overall gross internal area of 594m².

No.	Type	GIA (m ²)	Parking
UNIT 1	2 bed / 4 p	83.5	1 space
UNIT 2	3 bed / 5 p	109.5	1 space
UNIT 3	3 bed / 5 p	109.5	1 space
UNIT 4	4 bed / 6 p	98.9	N/A
UNIT 5	2 bed / 3 p	60.8	N/A

The proposed housing has been designed to be in keeping with the character and style of local architecture. Typically common materials found within the local area include the following;

- Roofs – Natural Slate, dormer windows with glass checks and velux rooflights.
- Walls - Light brown granite, white smooth render & vertical slate hanging.



Indicative CGI image



PLANNING & CONSERVATION

The site is located within the settlement boundary of St Ives, but outside the St Ives Conservation Area. The two buildings immediately to the west of the site are Grade II listed. A Heritage Impact Assessment was appended to the original application.

Planning permission was granted in 2017 under PA17/05153 | Demolition of existing public house and apartment and erection of 5 terraced dwellings, including 3 parking spaces | Sheaf Of Wheat Inn Chapel Street St Ives TR26 2LR.

Note that the dwellings permitted shall not be occupied otherwise than by a person as his or her only or Principal Home. For the avoidance of doubt the dwelling shall not be occupied as a second home or holiday letting accommodation.

Certificate of Lawfulness was obtained in 2019 under PA19/10793 for proposed use to confirm the lawful commencement of consent PA17/05153: Demolition of existing public house and apartment and erection of 5 terraced dwellings, including 3 parking spaces, The Sheaf Of Wheat Inn Chapel Street St Ives TR26 2LR.

STATUTORY COSTS

Available upon request and subject to status.

RATING

The individual units will be assessed for council tax on completion of the proposed development. There are no rates payable following demolition of the former public house.

TENURE

Freehold with vacant possession.

GUIDE PRICE

Offers in excess of £600,000 are invited.

VAT & STAMP DUTY LAND TAX

VAT and SDLT are applicable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The individual properties Energy Performance will be assessed upon completion of the development.

VIEWING

Formal viewings can be made strictly by appointment with Savills. Where appropriate, we recommend interested parties view the cleared site at your convenience.

ANTI MONEY LAUNDERING REGULATIONS

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. May 2023.



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