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**ESTATE AGENTS, VALUERS, AUCTIONEERS & SURVEYORS**

**THE RETREAT, HORSFORD HILL, FALMOUTH, ANTIGUA      PRICE US\$1,750,000**



**PROBABLY THE BEST BUILDING PLOT IN ANTIGUA** with views across Falmouth Harbour and over the Caribbean Sea to Guadeloupe. The masts of yachts in Nelson's Dockyard are also visible. Views to the north are across the lush tropical hinterland of the island.

There are two areas of land one, of which has been partially developed with a cottage, a gatehouse and a maid's cottage all of which

could provide accommodation whilst the main house is constructed. Full infrastructure has been installed on the main plot with water cisterns, drainage and electricity plus external lighting all around the cultivated gardens. The plot is fully fenced and has substantial retaining walls to create a large area on which to construct a substantial home.

Planning permission has been granted for a substantial detached house on the main plot and permission for a dwelling on the second plot (which could be sold on, if desired). The second plot could be sub-divided into several units. A road has been constructed to the second plot and could easily be re-instated. This road could also act as a new access to the main plot. There is the possibility of an additional access from the east.

Falmouth and English Harbours are only ten minutes drive. The location offers privacy and convenience in a stunning setting.

**Price US\$1,750,000**