

Two Building Plots at Carnyorth, St Just, Penzance, Cornwall TR19 7QD



Extant planning consent for 2 family homes | Development commenced with footings laid
Drawings prepared for 3 bed homes | Gardens & parking
Moments from dramatic Cornish coastline

A rare opportunity to purchase and complete an already started development of a pair of three bedroom homes, located within a historic west Cornwall village.

Guide Price: £200,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

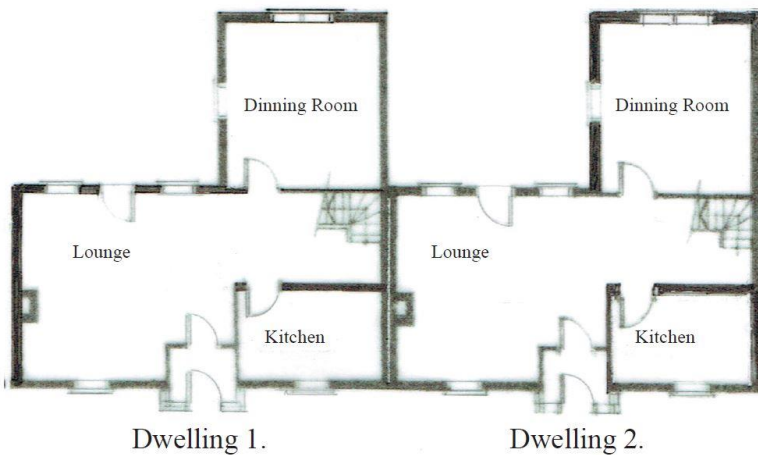
The Property

Planning consent was originally granted on 17/10/2017 for the erection of a pair of semi-detached three bedroom houses under Planning Application No. PA17/07386. A subsequent application PA19/06102 discharged Conditions 3, 4 & 9 on 13/09/2019. A further application PA22/11209 on 20/03/2023 then removed the need to comply with Condition 2.

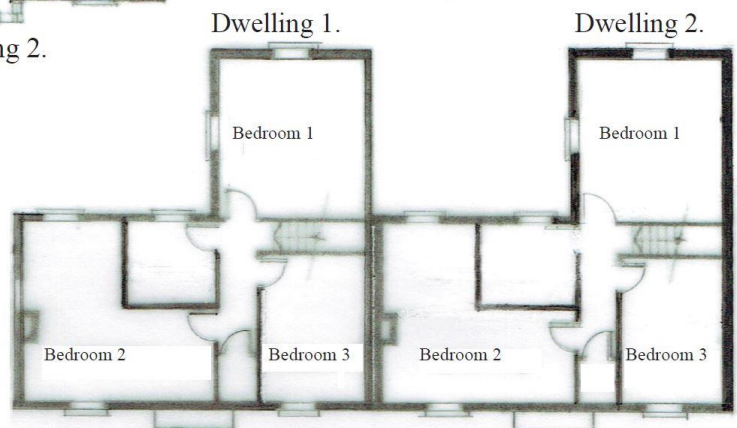
These highly appealing homes have been designed to look like cottages and so blend with the neighbouring older homes in the area. Each will provide three bedroom accommodation with level gardens and allocated parking.



Ground Floor as Proposed Scale 1:200 @ A3



First Floor as Proposed - Scale 1:200 @A3



Location

Carnyorth is an ancient and historic hamlet close to the plunging cliffs of the north Cornwall coastline. This western peninsula, made famous in the Poldark stories, is an area with a rich and diverse heritage but in past eras has focused on mining, fishing and farming. In parts mystical in its culture, the region offers an abundance of sandy beaches, sheltered coves and picturesque ports contrasting with the rolling moorland of this historic landscape. Local amenities include a grocery store and primary school, whilst a much wider range of shopping, schooling health and leisure facilities are easily accessible in the region's largest town, Penzance 7 miles away. Here there is the culmination of the Paddington to Penzance railway line, air and sea connections with the Isles of Scilly and the County's main throughfare the A30.



Services

No services are currently connected. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

From Penzance proceed on the A3071 signposted to St Just. Approximately 7 miles on bear right onto the B3318 signposted Trewellard. A short way along, turn left to Trewellard and at the bottom of this road, turn left again onto the B3306 signposted St Just. Carnyorth will be found further along this road where the plots for sale will be found on the right hand side identified by a Lodge & Thomas for sale board.

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