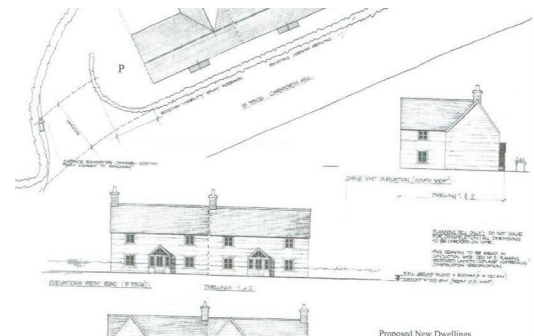


## CARNYORTH, ST. JUST, PENZANCE



### BUILDING PLOTS ADJACENT TO 21 CARNYORTH ST. JUST, PENZANCE, TR19 7QD

#### BUILDING PLOTS WITH PLANNING PERMISSION

With planning permission for two, three bedroom semi detached houses each gardens and parking. In all, the finished dwellings will comprise; Open plan ground floor comprising kitchen/dining and living room. The first floor will comprise three bedrooms and a family bathroom depending on the developers preferences.

Positioned within a popular coastal village offering distant sea views. Planning permission secured indefinitely.

- Two Building Plots
- Distant Sea Views
- Foundations Laid
- Permission For Two Three Bed Houses
- Level Plot
- PA22/11209
- Securing Planning

PRICE GUIDE £250,000

## BUILDING PLOTS WITH PLANNING PERMISSION

### GENERAL COMMENTS

An excellent opportunity to purchase a building plot location within touching distance of Cornwall's dramatic coastline. The location within Carnyorth offers far reaching sea views from both its ground and first floor.

Planning permission was approved with conditions on the 20th March 2023 for the erection of two, three bedroom semi detached houses with parking and separate gardens (application reference number - PA22/11209). A huge addition to this particular plot is that the foundations have been laid making a material start which has therefore secured the planning permission indefinitely.

This gives prospective purchasers an exciting opportunity to erect two properties to then sell in a very desirable location, or retain and rent to the local community. The sales market in Carnyorth has been remarkably strong in recent years, something that is likely to continue due to its proximity to the coast.

It is believed that services are close by but purchasers will need to satisfy themselves of this.

### LOCATION

West Penwith is a sparsely populated peninsula, ringed by exposed cliffs rising to high, rocky moorland at its centre. Also known as the Land's End Peninsular, it is at the south-west extremity of England, surrounded on three sides by the pounding waters of the Atlantic Ocean. The area includes the fishing settlement of St Ives and a number of small villages. Access to most of the landscape is by narrow ancient lanes bounded by Cornish hedges. Sennen Cove is the largest beach and other smaller coves and beaches such as Porthgarra, Lamorna Cove, Porthcurno and Penberth Cove nestle in the cliffs. The ancient landscapes of West Penwith range from granite cliffs and headlands such as Zennor Head and Gurnards Head, medieval farmland, granite moorland hills such as Carn Galver and Zennor Carn, and sheltered woodland valleys, like Lamorna and St. Loy.

### CONDITIONS

7 Conditions of planning permission are available to review on Cornwall Council Planning Register using the reference PA22/11209.

### VIEWING

Applicants are invited to attend the site unaccompanied and for any enquiries after a viewing, call our Truro Office on 01872 242244.

### DIRECTIONS

Proceed from Penzance towards St Just on the A3071. After approximately 7 miles turn right onto the B3318. At the junction in Trewellard turn left onto the B3306 and continue into Carnyorth. No. 13 can be identified on the right hand side after 1/4 of a mile.

### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

