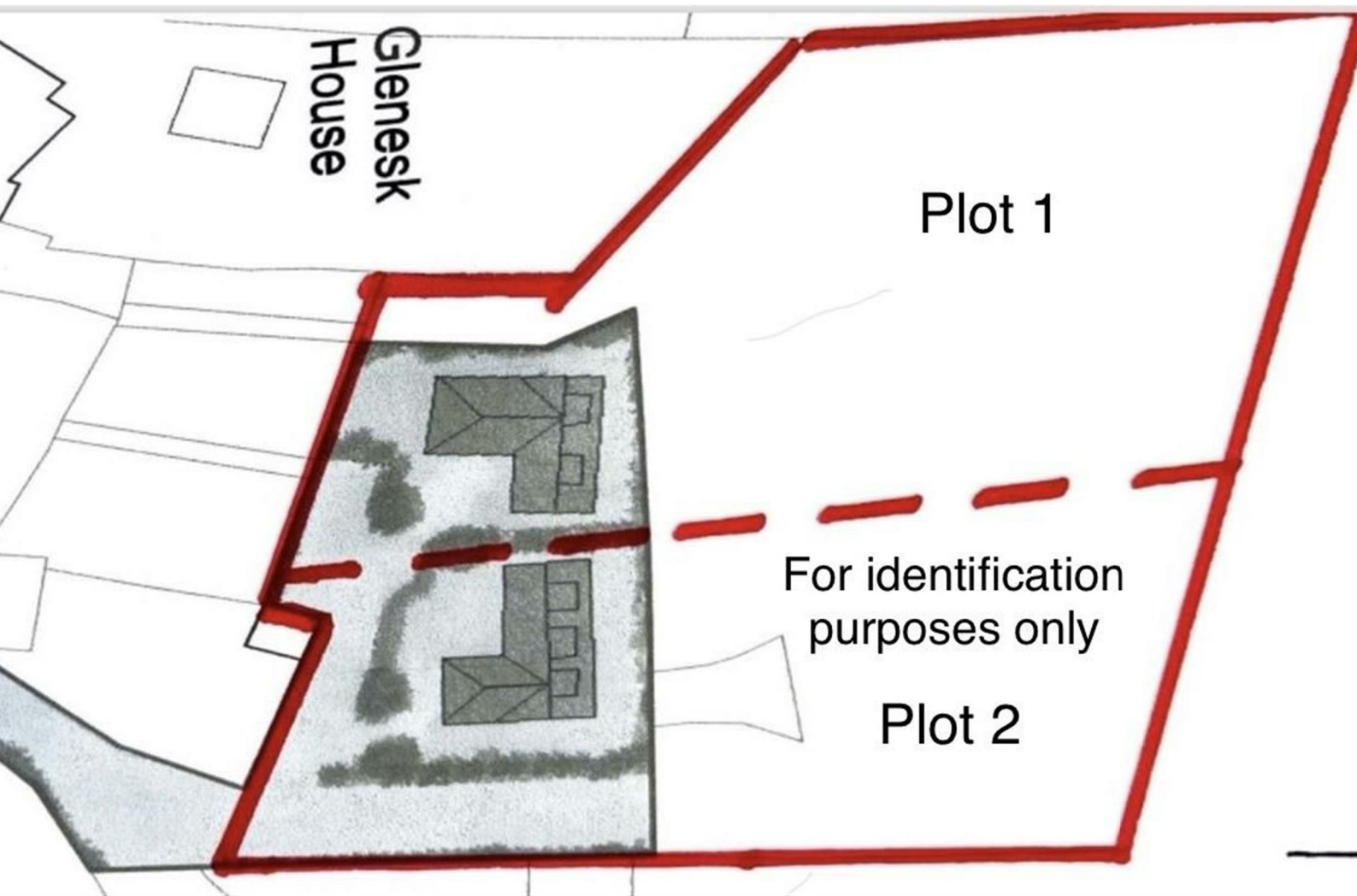




**Plot 1, North West of the Prince of Wales, Newtown St Martin,  
TR12 6DP  
Guide price £175,000**

Discover a fantastic opportunity to build your dream home on this generous, mainly level building plot with outline planning permission for an individual detached residence - (PA22/09058). This plot is perfect for creating your own 'Grand Design' home. Nestled in the idyllic village of Newtown St. Martin, this plot is situated to the rear of the Prince of Wales Public House, providing a unique and convenient location. Enjoy glorious countryside views and the tranquility of village life, while being just approximately 3 miles from the stunning Helford River. This is a rare chance to secure a plot in a highly desirable location, offering the perfect blend of rural charm and accessibility. Don't miss out on the opportunity to create a bespoke home in this picturesque setting.



Guide Price - £175,000

Location

Located to the North West of The Prince of Wales in the charming village of Newtown St. Martins in the favoured Helford area. Being set within a charming village within easy reach of the traditional pub and being close to the renowned sailing waters of the Helford river, the property is well placed to enjoy the coastal and rural delights of the Lizard Peninsula to include the South West coastal path offering some of the most dramatic cliff top scenery in the country. The stunning coastline at Coverack and Kynance Cove is also within easy reach by car.

Planning Permission

Outline planning permission granted. For more information visit the Cornwall Council planning portal and search reference PA 22/09058/

Services

Our clients have advised that there are no services are connected to the plot but they understand that they are available close by.

Agents Note

There is an access lane owned by the vendors leading to the side of the Public house over which there is full right of way. There will be a shared maintenance charge.

Agents Note 2

Please note that the plan is for identification purposes only and it is the vendors plan.

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require

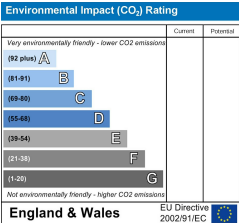
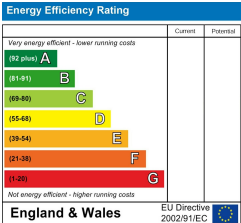
proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

What3Words

///giving.stardom.improvise



The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.