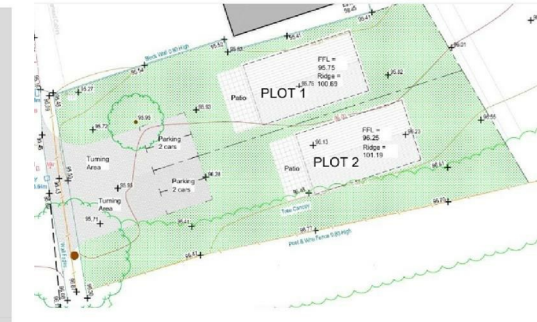
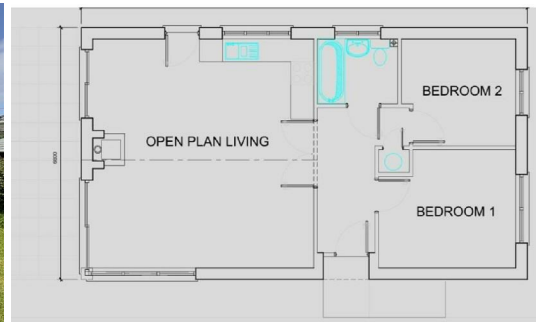
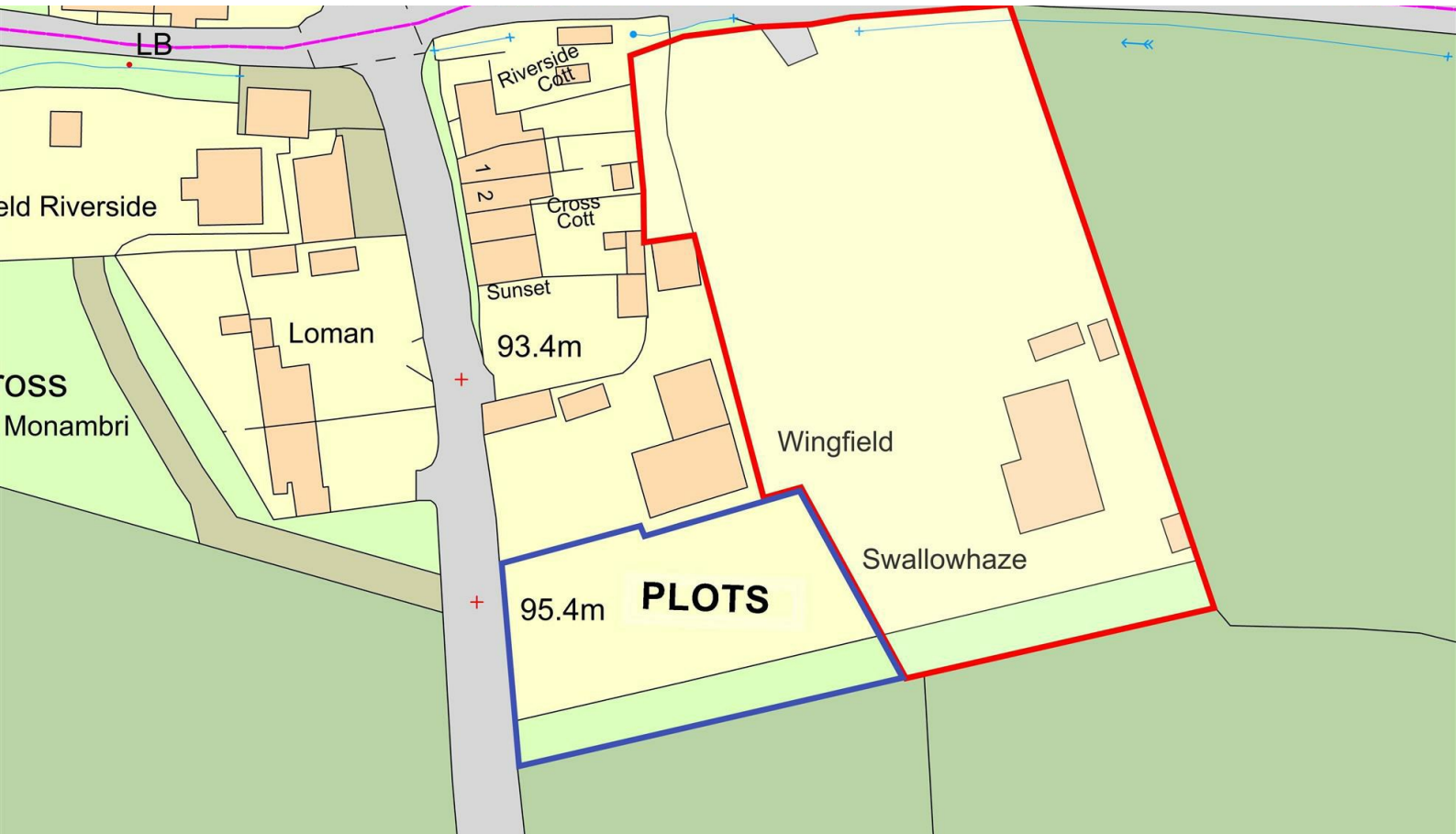


BLACK CROSS, NEWQUAY



BUILDING PLOTS, SWALLOWHAZE BLACK CROSS, NEWQUAY, TR8 4LU

OUTLINE PLANNING FOR TWO DETACHED BUNGALOWS IN RURAL HAMLET

In a private position within this popular hamlet and set well back from the no through road.
Proposed accommodation is two bedrooms, open plan kitchen/dining/sitting room and bathroom.

- Outline Planning Permission
- Bathroom
- Services Close By
- Two Plots
- Private Driveways
- Level Plot
- 2 Bedroom Bungalows
- Parking For 2 Cars
- Open Plan Living
- Front & Rear Gardens

GUIDE PRICE £175,000

OUTLINE PLANNING FOR TWO DETACHED BUNGALOWS IN RURAL HAMLET

GENERAL COMMENTS

An excellent opportunity to purchase two building plots located in the small hamlet of Black Cross. Outline Planning permission was granted by Cornwall Council on 27 September 2024 reference number PA24/00156 for "Outline Planning application for two dwellings". The consent is for two detached bungalows with front and rear gardens. Each bungalow will have two bedrooms, open plan kitchen/dining and sitting room and bathroom. Each bungalow will have private driveways with turning space and two parking spaces. New accesses will be created from the village road for the bungalows.

LOCATION

Black Cross is a small hamlet of properties located in a convenient position, close to St Columb Road, Indian Queens and Fraddon which affords a range of shops and amenities for daily needs. The location is particularly convenient for the centres of Newquay, St. Austell or Truro and being just off the A30 there is easy access to all parts of the county. The north Cornish Coast is within a short drive as is Newquay airport, just ten minutes drive.

CONDITIONS

1 Details of the appearance, landscaping, layout and scale, (hereinafter called the reserved matters) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended) and in accordance with the requirements of Articles 1, 2 and 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2 An application for approval of reserved matters must be made no later than the expiration of 3 years from the date of this decision and the development hereby approved shall commence no later than 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended) and in accordance with the requirements of Articles 1, 2 and 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3 Prior to the construction of the dwelling(s) hereby approved,

a scheme for the incorporation of bat boxes and bird boxes and bee bricks at a minimum rate of one measure per dwelling shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the location and specific details of each feature. The approved features shall be installed prior to the occupation of the dwelling(s) to which they relate and shall thereafter be retained and maintained as such.

Reason: To accord with policy G1-10 of the Climate Emergency Development Plan Document and policies 1, 2 and 23 of the Cornwall Local Plan Strategic Policies 2020- 2030 and paragraphs 8 and 180 of the National Planning Policy Framework 2023.

4 The development hereby approved shall be designed and built to ensure all dwellings achieve the Climate Emergency DPD Policy SEC1 standard of 110 litres/person/day water efficiency prior to occupation.

Reason: In the interests of improving water usage efficiency in accordance with Climate Emergency DPD Policy SEC1.

SERVICES

It is believed that mains drains, water, gas and electric are nearby but purchasers must satisfy this for themselves.

N.B

The plots are available to purchase separately but will not be sold before the main bungalow exchanges contracts. Further information from the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From the A30 Highgate Hill exit, proceed along the A39 towards Wadebridge. At the next roundabout (Halloon), take the fourth exit signed Trevarren. Follow the road through Black Cross and the plots are on the right where a Philip Martin sale board has been erected. This is just before the end of this road (where there is a turning area).

CONTACT US

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The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) 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 intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(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.

