

Paddock Plot adjacent to Southleigh, Penwinnick Road, St Agnes TR5 0PA



A lovely former paddock of around 625sqm (0.15acre) that is level and accessed directly from the Council highway. Three of its boundaries are mature Cornish hedges providing privacy and shelter, the fourth being a block garden wall. The Permission in Principle granted 17th December 2024 under application PA24/03663 allows for the construction of one or two dwellings with associated works.

Guide Price: £180,000 Freehold

Location

Fronting the B3277, this wonderful setting is ideal given how central and accessible it is to the lively village of St Agnes, one of Cornwall's most iconic north coast villages and one that affords a number of restaurants and pubs, together with a variety of shops including two grocery stores, two bakeries, a butchers and two convenience stores. It is a village that offers a doctor's surgery, dentist, library and excellent primary school not to mention the gorgeous beaches of Trevaunance Cove, Chapel Porth and Trevellas. The village itself is well placed for daily commuting to the vast array of shops, schooling, commercial and business facilities, health and leisure amenities of Truro, the cathedral at the centre being less than 10 miles away. For those travelling further afield the A30 is less than 4 miles away.

The Land

At the time of receiving instructions, negotiations for the provision of mains water and sewage to the boundary are nearing completion and as part of those negotiations, the plot will have pedestrian access to the footpath in the development to the rear which will lead down and into the village away from the main roads. It is indeed rare for plots like this to become available within this sought after location and it will appeal equally to builder/developers seeking a return as well as private individuals wanting to create their own special family home.



Services: No services are currently connected to the site. 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: By appointment with the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: From the A30 junction at Chyverton Cross take the B3277 for St Agnes. On the approach to St Agnes, continue past Presingol Barns on the right, shortly after which look out for the Lodge & Thomas For Sale board on the right.

what3words:///zoos.ranted.stance to the existing gate.