



Plot - Sandy Cove, Fore Street



# Plot - Sandy Cove,

Newlyn, Penzance, TR18 5JU

Mousehole 2 Miles, Penzance 2 Miles.

An exciting development opportunity with planning permission granted for the erection of two semi detached 3 bedroom dwellings, or one 3 bedroom dwelling with superb frontline waterside views.

- Planning Permission Granted
- Sea Views
- 1x 3 Bedroom Detached
- 2x 3 Bed Semi Detached
- Parking
- Edge of Village Location
- Waterside Position
- Gardens
- Freehold
- Council Tax TBC

Guide Price £300,000

## SITUATION

Enjoying A superb position directly onto the water, this property commands spectacular coastal views stretching across Mounts Bay towards Penzance. The ever-changing seascape and daily activity of the fishing fleet create a captivating and authentic maritime atmosphere.

Newlyn itself is a thriving and vibrant coastal village renowned for its rich fishing heritage and artistic community. It offers an impressive range of local amenities, including a renowned fresh fish market supplying some of the best seafood in the country. The village also features a Co-op, butcher, bakery, pharmacy, cheese shop, and a popular greengrocer offering locally sourced seasonal produce. A visit to Newlyn wouldn't be complete without sampling the legendary Jelbert's ice cream, a favorite with locals and visitors alike.

The area is also known for its creative spirit, with a number of independent galleries and exceptional restaurants contributing to Newlyn's growing reputation as a cultural and culinary hotspot.

In addition to the private off-road parking within the development, further parking is conveniently available, with several car parks nearby, including an option just 100 meters away on Fore Street. Newlyn is well-connected by public transport, offering regular services to neighbouring Penzance and the picturesque harbour village of Mousehole.



## DESCRIPTION

A rare and exciting opportunity to acquire a prime waterside plot, beautifully positioned on the outskirts of the sought-after coastal villages of Newlyn and Mousehole. Set in a truly enviable location, this unique site offers a stunning backdrop of far-reaching views across Mounts Bay and the surrounding coastline, making it a perfect setting for a contemporary coastal development.

Full planning permission has been granted for the construction of two semi-detached three-bedroom properties. Permission also remains in place for a detached 3 bedroom dwelling. The proposed homes have been thoughtfully designed to make the most of the spectacular setting, each featuring private gardens and dedicated off-road parking—an increasingly valuable asset in this area.

The elevated position of the plot ensures panoramic sea views, creating a rare opportunity for buyers to develop or invest in a pair of coastal homes in one of Cornwall's most desirable and vibrant regions. With Newlyn's working harbour, art galleries, renowned eateries, and local amenities just moments away—and the charm of Mousehole a short distance beyond—the location blends natural beauty, cultural richness, and convenience.

This is an exceptional prospect for developers, investors, or those seeking to create bespoke coastal homes with breathtaking views in a thriving seaside community.

## PLANNING PERMISSION

For further information please visit Cornwall Council Planning PA24/07176 & PA24/00097

## VIEWINGS

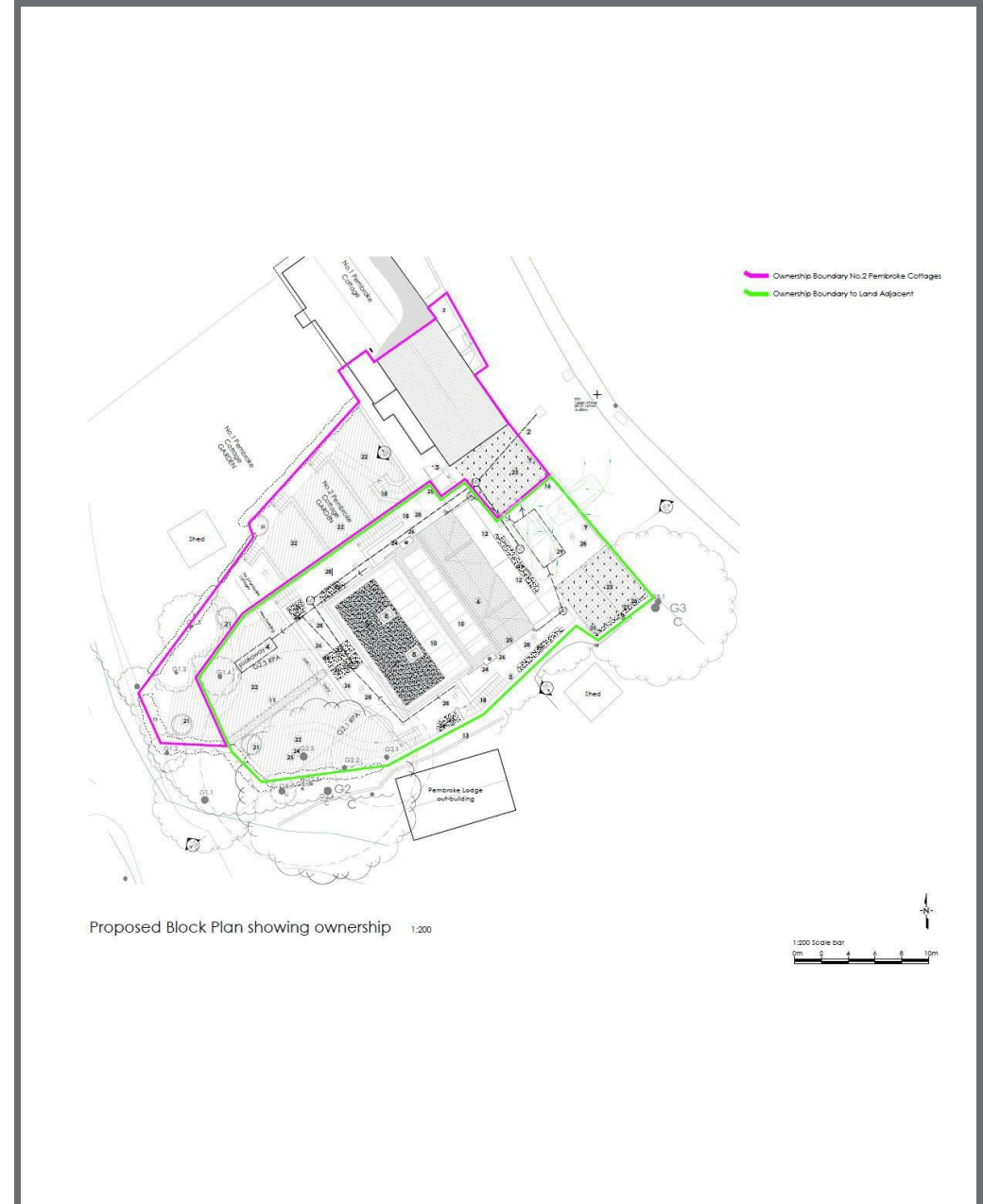
Strictly by prior appointment with Stags West Cornwall 01736 223222

## DIRECTIONS

Leaving Penzance, head towards Newlyn and continue along the water's edge toward the harbour. As you pass the one way section on the outskirts of Newlyn towards Mousehole, the plot will be evident on your right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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