

Two Building Plots, Land North of St Clement, Black Cross, Newquay TR8 4LU



**Two rural building plots in popular rural location | Outline planning consent
Two detached dwellings | Rare opportunity | EPC Rating: Exempt**

An exceptionally rare opportunity to acquire a parcel of land with outline planning consent for the construction of two dwellings within easy access of Newquay and the north Cornish coast.

Viewing is strongly recommended

Guide Price: £175,000 Freehold

01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
info@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

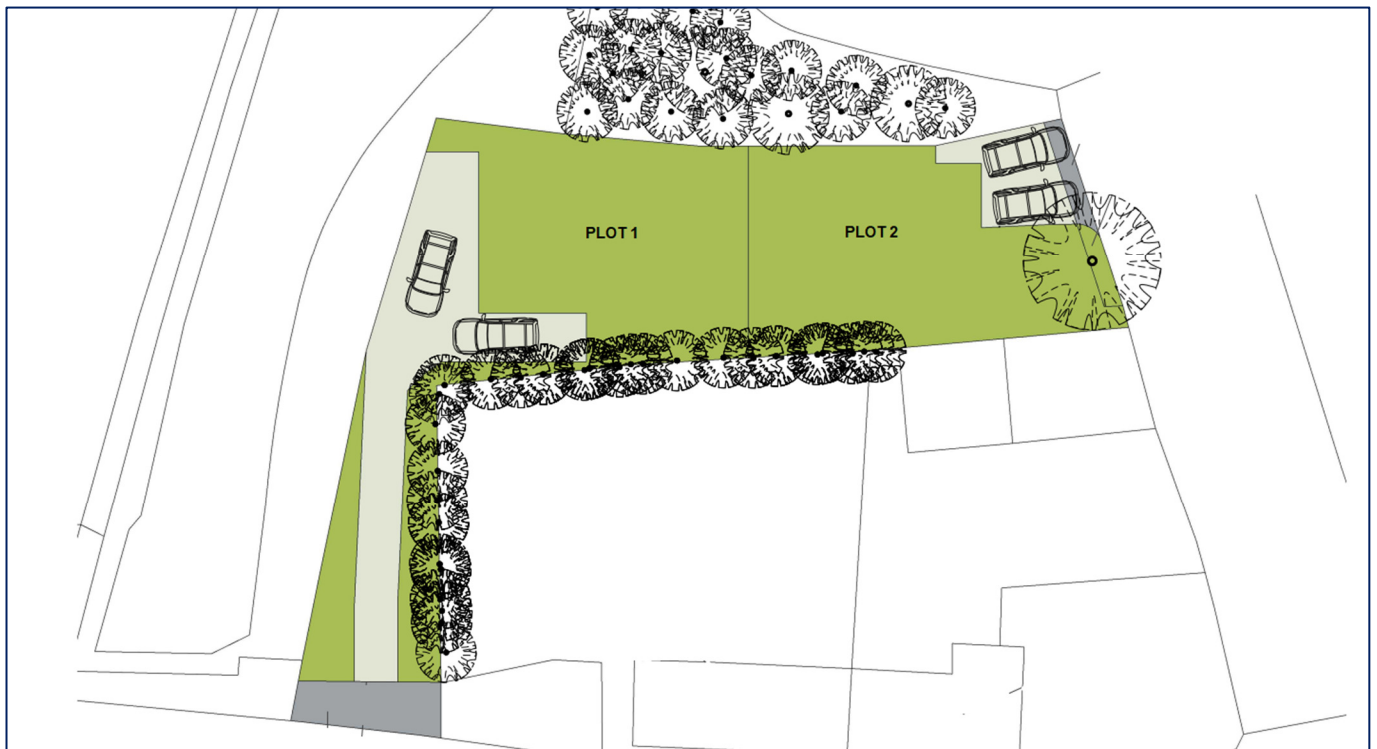
Situated in the hamlet of Black Cross which is within eight miles of Newquay, four miles of Newquay airport, ten miles from the Eden Project and eleven miles from Padstow. The north and south coasts are accessible with their contrasting coastlines while the Cathedral City of Truro is approximately twenty miles distant being the main centre in Cornwall for business and commerce.

The Land

Likely to be of interest to a small developer or self-builder, a rare opportunity to acquire a pair of relatively level plots with good site access, both being independently accessed from the Council road. The site enjoys a degree of shelter from mature trees and lies adjacent to a no-through road.

The site is an L-shaped parcel of land extending to approximately 0.15 acres (0.06 hectares) and adjoins the curtilage of the two dwellings St Clement and Rose Cottage, which are both within the hamlet of Black Cross.

Each dwelling is to be served by its own private vehicular access with plot 2 using the existing gated access off the highway. Access to plot 1 will need to be created to the south end of the plot.



Planning

A grant of planning consent was issued by Cornwall Council on the 2nd June 2023 under Application No. PA23/01502 for an 'Outline application for the construction of two dwellings including access (all other matters reserved)'. Interested parties must make and rely on their own enquiries to the local planning authority on 0300 1234 151.

Property Information

CIL: Please note that the proposed development set out in this application will be liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). The amount of the liability will be calculated when the related reserved matters application is determined. Further information about CIL is available at www.cornwall.gov.uk/cil.

Local Authority: Cornwall Council, General Enquiries: 0300 1234 100, Planning: 0300 1234 151. www.cornwall.gov.uk

Services: Prospective owners should make their own enquiries of the appropriate statutory undertakers:
National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999

Agents Note: The drainage for plot 2 will need to cross plot 1 with suitable easement in place.

Viewings: Strictly by appointment with the sole selling agents Lodge & Thomas. Tel: 01872 272722.

Directions: From the A30 take the road for the A39 signposted for Newquay, and at the roundabout take the fourth turning signposted Trevarren and Blackcross. Continue through the hamlet of Black Cross and the subject land is located adjacent to the 'dead end' tarmacadamed area..

what3words/// went.kitchens.showering

