SUPERB INVESTMENT OPPORTUNITY CONSISTING OF THREE INDIVIDUAL BUILDING PLOTS OFFERING AN EXCELLENT POTENTIAL PROFIT MARGIN.

Building Plot adj to An Hewas, Gusti Veor, Newquay
TR8 4JU

£150,000 each
Freehold

our ref: CNN5876
IN BRIEF...

- Type: Building Plot
- Style: Detached
- Age: New Build
- Bedrooms: 4
- Reception rooms: 2
- Bathrooms: 2
- EPC: N/A
- Council tax band: TBC

- Attention Investors/Developers
- Fantastic Development Site
- Outline Planning Passed App PA13/06169
- Excellent profit margin
- Easy access and level site
- No ongoing chain
- Mains Services available nearby, to be connected

OWNERSAYS...

“If we were a bit younger we would have loved to do this.”

CONSIDER THIS...

Outline Planning Permission granted App No PA13/06169. Developers can build according to their own design subject to full drawings consent from Planning Authority and Duchy of Cornwall.
A rare and exciting opportunity to purchase a development site consisting of three high end individual building plots, with outline planning permission passed under application number PA13/06169 for the erection of three detached executive style properties. Each plot measures approximately 376 sqm. Developers will be able to be instrumental in the aesthetics and design of the properties when submitting full drawings. The vendor is willing to sell the plots individually or as one development site. The asking price represents the cost of one building plot. The site is level with easy access, currently surrounded by open farmland, falling within the Newquay Growth Area, Duchy of Cornwall Development. For a site visit and further information please contact the selling agents.

AGENTS NOTE: The vendors, after consultation with the Duchy are proposing to alter the positioning of the plots, this new positioning is shown in the main picture of our details (CGI Graphic)

THE LOCATION

Gusti Veor is a small farm hamlet on the peripherals of Newquay just outside of St Columb Minor. Currently there are just a handful of period residential farm buildings, in years to come there will been extensive growth as part of Newquay Growth Area. This will include infrastructure and business, creating a in demand area all of its own. Nearby amenities and schools are within a short walk. Newquay Town Centre is just over 2 miles away.

SHOPPING

- Co-Op, St Columb Minor - 0.3 miles
- Chester Road Shopping Complex - 1.2 miles
- Newquay Town Centre 2.2 miles

RELAXING

- Porth Beach - 1.2 miles
- Colan Recreation Ground & Park - 0.9 miles
- The Farmers Arms - 0.8 miles

TRAVEL

- Nearest Bus Stop - 0.3 miles
- Newquay Cornwall Airport - 6.1 miles

SCHOOLS

- St Columb Minor Academy - 0.4 miles
- Treiglas Secondary School - 0.4 miles
- Newquay Tretherras Secondary School - 1 mile

All distances are approximate. Please check google maps for exact distances and travel times (property postcode: TR8 4JU)
Call: 01637 875 161
Email: info@newquaypropertycentre.co.uk
Web: www.newquaypropertycentre.co.uk

**Plot One**
376 Sqm

**Plot Two**
376 Sqm

**Plot Three**
376 Sqm

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.