

ST. JUST IN ROSELAND



LAND ADJACENT TO TREGORLAND, ST. JUST IN ROSELAND, TRURO, TR2 5JB

OVER 3 ACRES OF LAND IN STRATEGIC LOCATION FOR INVESTMENT

A single field in a superb location overlooking the wide Fal Estuary (Carrick Roads) to Falmouth and directly adjoining the established residential environs of St Just-in-Roseland village.

A very rare opportunity in this exclusive and desirable area.

- Three Acres of Land
- Prime Residential Location
- Road Frontage
- Fabulous Water Views
- Excellent Access
- Sought After Village
- Ideal For Investment
- Possible Long Term Potential

OFFERS IN EXCESS OF £250,000

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GENERAL COMMENTS AND LOCATION

It is very rare to have the opportunity to purchase an area of land of this size in such a strategic location. The land has been in the current ownership for some considerable time and a decision has now been made to sell the land to allow someone an opportunity to further whatever use they deem suitable. Extending to just over 3 acres the land has direct frontage to the B3289 road leading from the village to the King Harry Ferry and has the most fabulous unobstructed views over the Carrick Roads of the Fal estuary as well as the mature wooded surroundings of the developed area of St Just and especially around the picturesque church.

St. Just-in-Roseland village is most widely known for its historic church and churchyard set beside the beautiful tidal creek where subtropical plants grow alongside the native trees and flora. The land is also close to St Mawes and this has an international reputation as one of the country's most sought after areas in which to reside with a distinctive Mediterranean atmosphere. The village provides a good selection of individual shops including a small supermarket, post office, bank, hotels, restaurants, inns, primary school and a very active sailing club. The whole of the Roseland Peninsula is designated as an area of outstanding natural beauty and offers superb scenery and walks, a number of beautiful beaches, coves and a general feeling of peace and tranquility. At St. Mawes there is a passenger ferry to the historic harbour town of Falmouth and the King Harry car ferry provides for an easy commute to Falmouth and the Cathedral city of Truro.

PLANNING

The current owners have previously made two pre-app planning enquiries regarding potential development, firstly in 2013 (Ref: PA13/02678/PREAPP) and again in 2019 (Ref: PA19/00830/PREAPP). The application in 2013 was for "9 affordable houses" whilst the application in 2019 was "for 4 or 5 affordable homes along with same number of open market main residence/permanent occupation homes. The properties will be a mix of terrace and semi-detached. Their sizes would be subject to the local housing needs and sustainability". The views of the Local Planning Authority can be inspected on the Cornwall Planning website although a copy can be inspected at the agents offices. In the circumstances prospective applicants must make their own judgement regarding the likelihood of future development.

THE LAND

This extends to just over 3 acres and is comprised in a single enclosure. It has not been grazed for several years but is mostly in grass and has been cut to keep it under control. It can be used for a variety of agricultural purposes including horses, other livestock or arable/market garden cropping. Similarly it could be a site for conservation purposes and is prominent in the landscape.

SERVICES

There are no services currently connected and prospective applicants must make their own enquiries with the relevant service authorities.

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

The land will be easily located on the left hand side of the road when leaving the developed part of St Just in Roseland village towards King Harry Ferry.

DATA PROTECTION

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