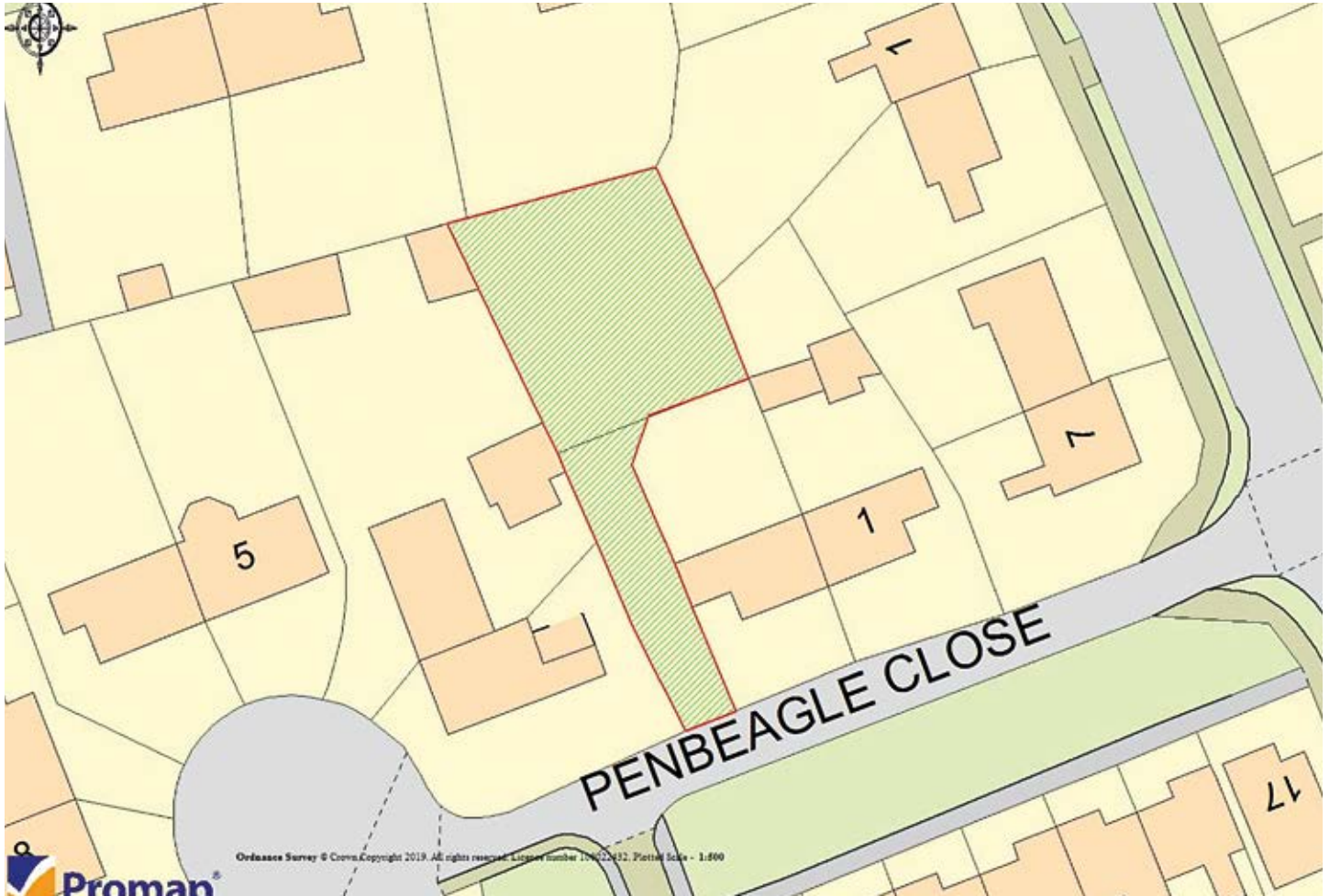


LOT  
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Plot at the rear of 2 Penbeagle Close, St. Ives, Cornwall TR26 2HR  
\*GUIDE PRICE £85,000+



A parcel of land with planning for a detached dwelling, set in the popular seaside town of St. Ives, Cornwall.

#### DESCRIPTION

A parcel of land located in a residential street in St. Ives with conditional planning granted under the reference number PA18/04202 for a new detached dwelling.

#### LOCATION

Occupying a convenient position in popular harbour town and resort of St Ives, approximately ½ a mile from the town centre and beaches, the land is also close to the infant, junior and secondary schools, public transport links and a convenience store. St. Ives is a busy harbour town on the North coastline of Cornwall. In the summer months the town thrives with tourists visiting the area and enjoying all the shops, bars and restaurants it has to offer.

#### PROPOSED ACCOMMODATION

Access from the side of the existing property to the front. Ground floor containing three bedrooms, a bathroom, cloakroom and dayroom area. First floor benefitting from a lounge and kitchen. Parking area to the front.

#### LAND

The land is located to the rear of another property with an access point visible from the roadside. The Pro Map provided is for

reference purposes only. Crown Copyright reserved.

#### NOTE

Planning: A Grant of Conditional Planning Permission was issued by Cornwall Council Planning Department on the 7th September 2018, under application number PA18/04202, for 'New dwelling and associated works including access drive'. Interested parties must make and rely upon their own planning enquiries of Cornwall Council on 0300 1234 151. Please be advised that the conditions include the H2 policy of the St. Ives Neighbourhood Plan 2015–2030.

#### EPC

Energy Efficiency Rating – Exempt

#### AUCTION VALUER

Lucy Fuller

#### VIEWING ARRANGEMENTS

In reasonable daylight hours and pre-arranged with Miller Countrywide St. Ives 01736 797331. General enquiries Countrywide Property Auctions 01395 275691.

