

LOT  
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Plot Adj To 70, Treverbyn Road, St. Ives, Cornwall TR26 1EY  
\*GUIDE PRICE £70,000–£90,000



Building plot with planning permission in place for a detached dwelling situated in the popular coastal town of St. Ives, Cornwall.

#### LOCATION

St Ives is located on the North coast of Cornwall and is home to the recently extended Tate Gallery and Barbara Hepworth Museum. It is said to have a special quality of light that appeals to the artist community. There are three sandy beaches in St Ives, two of which have won the coveted Blue Flag Award and have been voted amongst the best beaches in the UK. Cafes, boutique shops, restaurants and art galleries are dotted around the cobbled streets and harbourside whilst working fishing boats ensure the town retains its original character. There is an excellent link with the mainline London Paddington station with trains accessed from the scenic St Ives branch line.

#### DESCRIPTION

A building plot with planning permission in place for a detached two bedroom house with open plan living area. The plot is situated at the conclusion of a cul-de-sac and once built will offer sea views. Other benefits to the proposed site include parking for up to two cars and a garden.

#### ACCOMMODATION

**Ground Floor** Entrance porch, cloakroom, inner hallway with potential home office space

dependent on personal needs, stairs to the first floor, open plan lounge/kitchen/diner.

**First Floor** Two bedrooms and a family bathroom.

**Outside** Garden area, parking and turning for up to two vehicles.

#### PLANNING

A Grant of Conditional Planning Permission was issued by Cornwall Council Planning Department on the 13th October 2017, under application number PA17/07424, for 'Sub-division of plot to form new dwelling at side of 70 Treverbyn Road'. Interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department. It should be noted that the building plot is subject to the St Ives H2 policy and that the property may only be used a principle home.

#### EPC

Energy Efficiency Rating – Exempt

#### AUCTION VALUER

Lucy Fuller



#### VIEWING

Strictly by appointment only with Miller Countrywide St Ives 01736 797331. General enquiries Countrywide Property Auctions 01395 275691.