

STAGS

Land at Station Road, St Columb Major, TR9 6BX

Rare opportunity to acquire a level parcel of land extending to approximately 1.77 acres within close proximity to the centre of St Column Major with strategic development potential (subject to planning)

• Strategic Location • Approximately 1.77 acres • Level site with direct road access • Within settlement boundary • Vacant Possession • Freehold

Guide Price £350,000

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SITUATION

The property is situated off Station Road in the town of St Columb Major near Newquay in Cornwall. St Columb has a population of approximately 4,000 and is well located on the A39 approximately 6 miles east of Newquay and 2 miles from the A30. There is a mainline railway station approximately 2 miles to the south of St Columb Road and Newquay Airport is 3 miles to the north west. St Columb Major has a range of local services including a doctors, vet, primary school and local shops.

DESCRIPTION

The property comprises a level area of greenfield land with access directly off the public highway. The land is currently utilised for agricultural purposes and is bordered by residential development to the north and west and commercial/residential development to the south. The total site area is 0.72 Hectares (1.77 Acres).

ACCESS AND SERVICES

Vehicular and pedestrian access from Station Road, St Columb Major. There are currently no services connected to the Property but it is anticipated that connections to mains water and electricity are available nearby. Interested parties must rely upon their own investigation and enquiries with the highways authority and relevant utilities providers.

PLANNING HISTORY

An outline planning application (Ref: PA21/04106) was submitted in 2021 for the erection of up to nine dwellings, with all matters reserved except access. That application was subsequently withdrawn. Access to copies of the submitted planning documents is available to prospective purchasers on request for information only. The land offers strategic potential, and interested parties are encouraged to contact Stags to discuss the planning history and potential for development.

OWNERSHIP AND LEGAL TITLE

The seller is offering the freehold of the property for sale by private treaty. The property is registered with HM Land Registry under the registered title numbers CL271936

RIGHTS, COVENANTS AND EASEMENTS

The sale of the property is subject to all wayleaves, covenants, easements, quasi-easements, and all other legal rights and encumbrances whether or not disclosed within the marketing material.

TENURE

Freehold with vacant possession upon completion.

VIEWINGS

Strictly by appointment through Stags. For further information or to arrange an inspection please contact the Stags Development Land on Tel 01392 680058 or Email: developmentland@stags.co.uk

DISCLAIMER

Any plan attached to these particulars or contained within the marketing details may not be to scale and should not be relied upon. Purchasers must satisfy themselves by inspection or otherwise as to their accuracy.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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