

POTENTIAL BUILDING PLOT

TRELAWNEY ROAD, ST IVES, TR26 1AN



- 'Infill' plot of land with potential for residential development (subject to planning)
- c. 500m from St Ives beach
- Offers invited – either unconditional or conditional (s.t.p.)

Aerial view of St Ives with approximate location of land arrowed

THE LAND - TR26 1AN

KLP are delighted to offer for sale this potential residential building plot in the sought after location of St Ives in Cornwall. The land is positioned between 14 and 15a Trelawney Road and extends to c. 0.04 acres. The land is elevated from Trelawney road and slopes gently from southeast to northwest, rising from c. 51m asl to c. 54m asl at the rear boundary.

ST IVES

This extremely sought-after town has something that will appeal to everyone, young or old. The plot is conveniently positioned in the town, only c. 500m from the beach and c. 1.7km from a large Tesco store and c. 750m from the train station.

As well as its tradition of fishing, St. Ives is world famous as an art centre and studios, shops and galleries. The Tate St. Ives, part of the Tate Gallery in London, was opened in 1993 and is, perhaps, the flagship of Cornish art. The Gallery's inspirational building stands high above the magnificent surfing beach of Porthmeor.



METHOD OF SALE

The Agents are instructed that offers will be considered on either an unconditional basis, or alternatively on a conditional basis subject to planning permission being attained by the proposed purchaser within an agreed timeframe following a conditional exchange of contracts. Please contact KLP to discuss this further.

Interested parties should also note that there will be a condition of sale requiring the successful purchaser to erect a fence along the north-eastern boundary between the plot and No. 14 Trelawney Rd.

PLANNING

There are no recent planning applications or approvals in connection with this plot of land – interested parties may however wish to note that the adjacent land sited immediately to the south west was granted planning permission in October 2019 for a pair of semi-detached houses which are now constructed and complete.

SERVICES

The Agents are of the understanding that there are mains utilities in Trelawney Road outside the land. Interested parties should however make and rely upon their own enquiries of the relevant services providers as to the availability and capacity of any required utility connections.

VIEWING – BY APPOINTMENT ONLY

Please contact the vendors sole agents KLP on 01392 879300

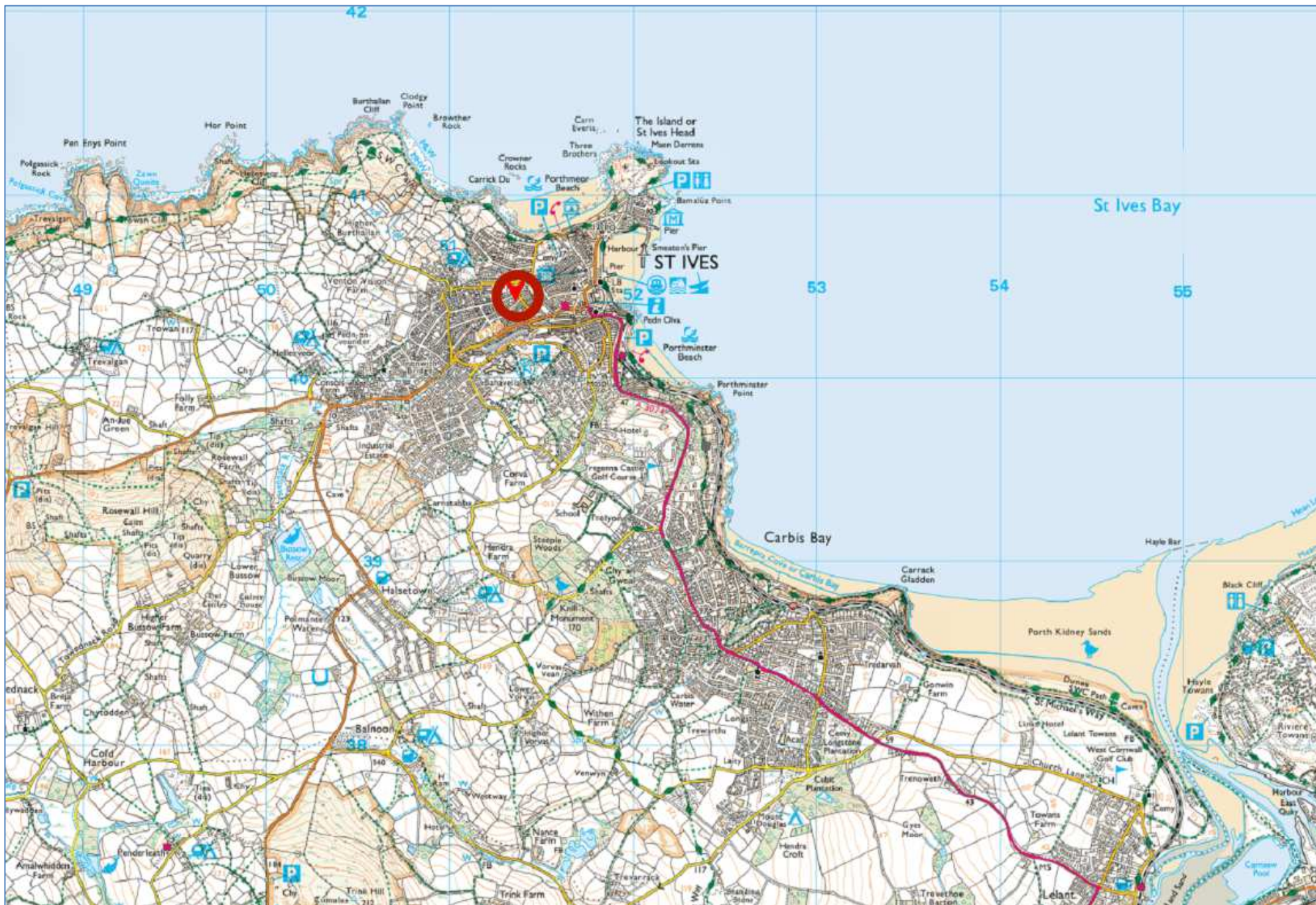
CONTACT

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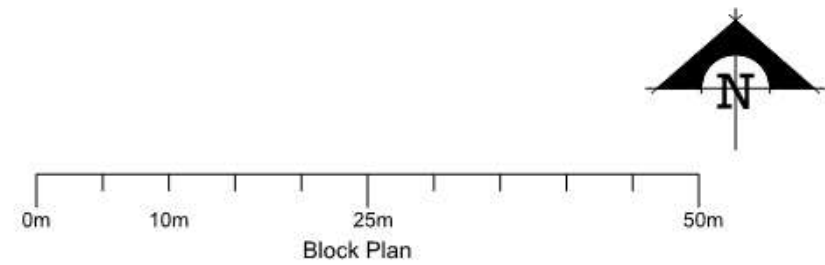
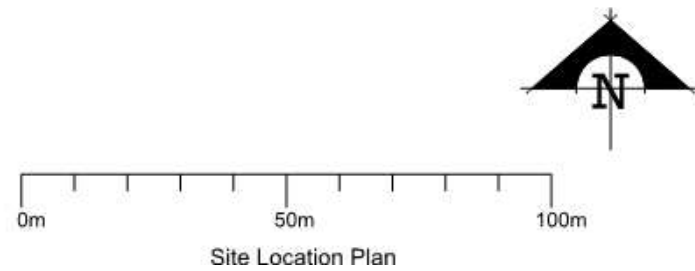
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OS LOCATION PLAN WITH LAND LOCATED WITHIN THE RED CIRCLE

LOCATION PLAN (LEFT) SHOWING LAND IN CENTRE, OUTLINED IN RED, AND SITE BLOCK PLAN (RIGHT)





**(LEFT) – AERIAL VIEW OF THE LAND,
WITH APPROXIMATE BOUNDARY
OUTLINED IN WHITE. (BELOW) –
VIEW ACROSS PART OF THE LAND.**





View of St Ives