

DEVELOPMENT SITE FOR 3 DETACHED DWELLINGS LAITY LANE, CARBIS BAY, ST IVES, TR26 3HQ

- Outline Planning Permission (Ref.PA19/10385)
- Approximately 0.21 ha (0.52 acres)
- Offers Invited in the region of £500,000

View across the site looking east



THE SITE - TR26 3HQ

A great opportunity to acquire this development site with the benefit of outline planning permission (Ref.PA19/10385) for development of up to 3 dwellings in this highly sought-after area. The site is located off Laity Lane in a relatively rural, secluded area to the south of the centre of Carbis Bay, and yet within easy reach of its facilities and the beach (circa one mile) and only approximately a 3 mile drive away from the centre of St Ives.

The proposed site layout plan that accompanied the planning application is indicative only, as the matters of the access, appearance, landscaping, layout and scale are the reserved matters still to be approved at the next planning phase. Submission of an application for approval of these reserved matters must be made before the expiration of 3 years from the date of the outline planning permission.

The site is relatively level and extends to approximately 0.21 hectares (0.52 acres), allowing for a low density scheme for 3 generously sized dwellings.

CARBIS BAY & ST IVES

Carbis Bay is a village situated approximately one mile south east of St Ives on the western coast of St Ives Bay on the Atlantic coast. It is almost contiguous with the town of St Ives these days and the extremely sought-after St. Ives, has something that will appeal to everyone, young or old.

As well as its tradition of fishing, St. Ives is world famous as an art centre and studios, shops and galleries are everywhere. 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

Offers are invited for this freehold site in the region of £500,000.

PLANNING

Cornwall Council granted outline planning permission (Ref.PA19/10385) with all matters reserved, for the erection of up to 3 dwellings on land adjacent to Little Trevarrack, Laity Lane, Carbis Bay, St Ives, TR26 3HQ on 29th January 2020.

There is no associated S106 legal agreement with this planning permission and no requirement for any affordable housing. However, the planning permission does have a condition (No.3) restricting the dwellings to principal homes only and not to be occupied as a second home or holiday letting accommodation.

Please note that the proposed development will be liable for a charge under the Community Infrastructure Levy (CIL) Regulations. The amount of the liability will be calculated when the related reserved matters application is determined.

Electronic copies of the technical information such as the plans, planning permission, S106 agreement, etc... are available from the agents upon request.

SERVICES

Interested parties should make and rely upon their own enquiries of the relevant services providers.

AGENTS NOTE

The purchaser will be required, and as part of the reserved matters planning application, to provide 2 parking spaces on the site (at an agreed position) for the existing owners dwelling, Little Trevarrack. More details upon request.

VIEWING – BY APPOINTMENT ONLY

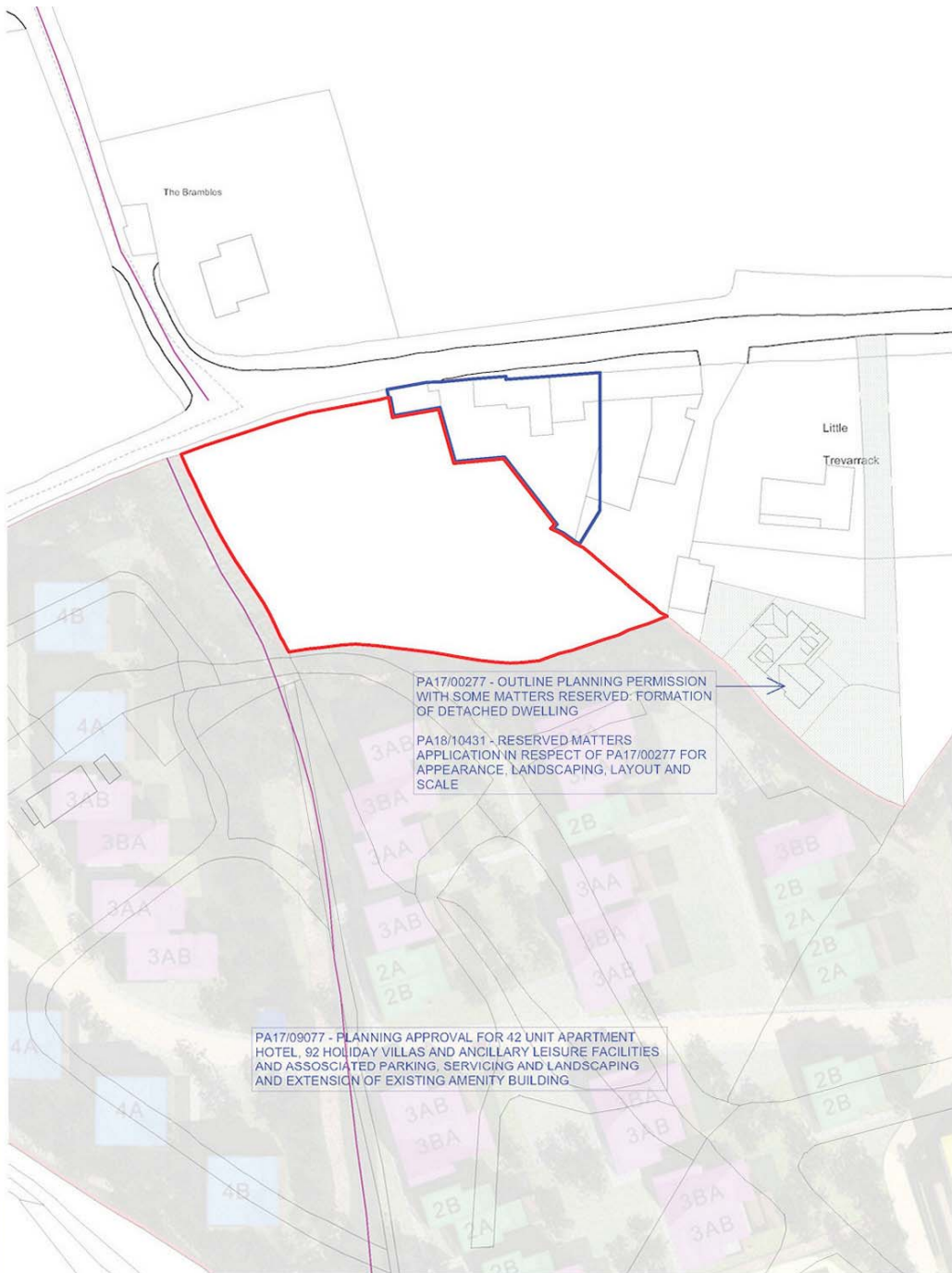
Please contact the vendors sole agents to arrange access.

CONTACT



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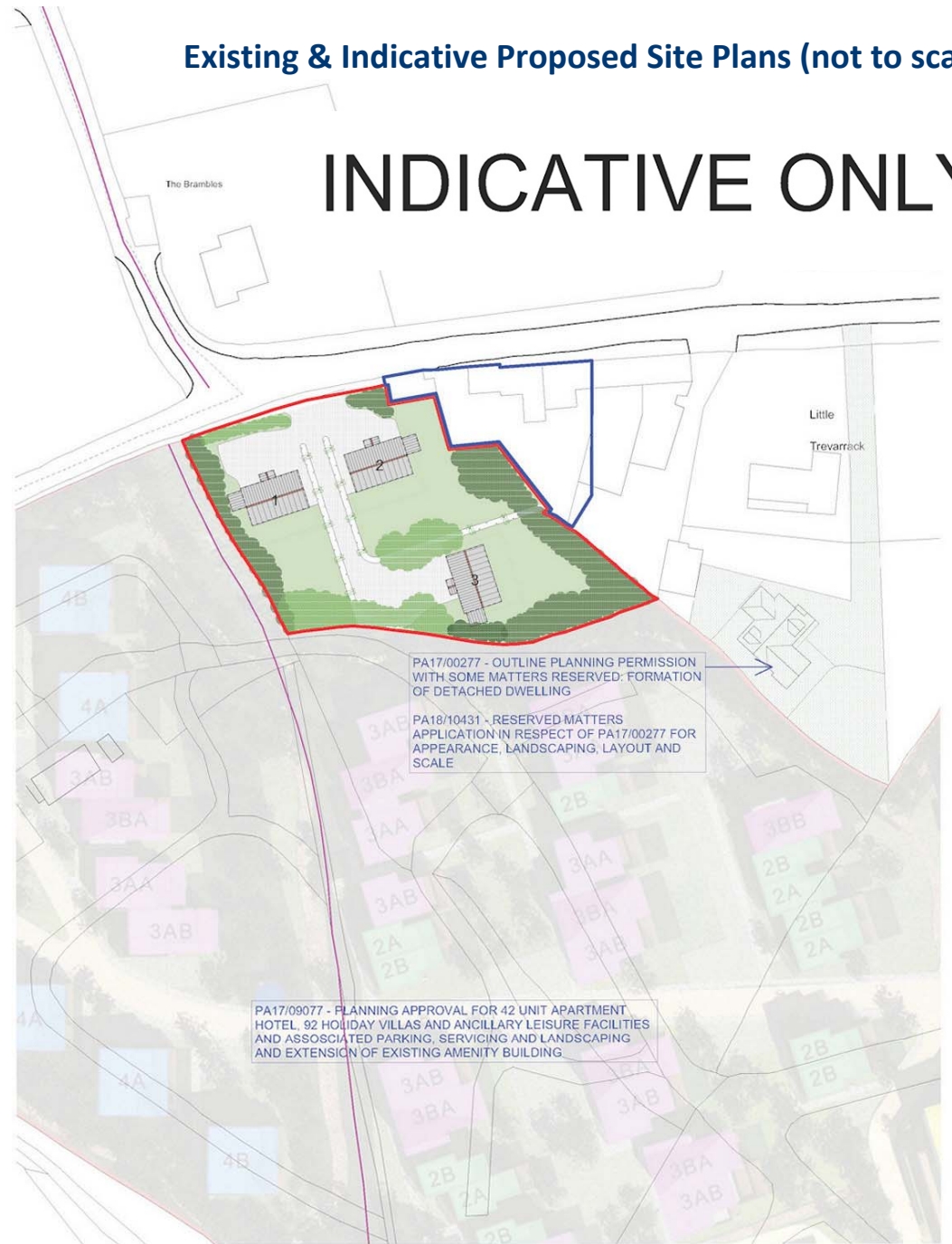
EXISTING SITE PLAN

1:500



Existing & Indicative Proposed Site Plans (not to scale)

INDICATIVE ONLY



PROPOSED SITE PLAN

1:500





Google Aerial Image with approximate site boundary highlighted in red





View across the site looking west