



## Land Adjacent to 1 Water Lane , St. Agnes, TR5 0QZ Guide Price £300,000

An exceptionally rare opportunity to acquire a large building plot with recently approved outline planning permission to construct two semi-detached residential houses.

## Overview

An exceptionally rare opportunity to acquire a large residential building plot with recently approved outline planning permission to construct two semi-detached dwellings in the heart of the picturesque coastal village of St Agnes, on the north coast of Cornwall. The plot sits in a prominent position on tranquil Water Lane, within easy walking distance of the village shops and other local amenities and is likely to appeal to developers and self-builders alike.

For further details of the outline planning permission and associated restrictions please consult the Cornwall Council's online planning register quoting the reference number PA23/02649.

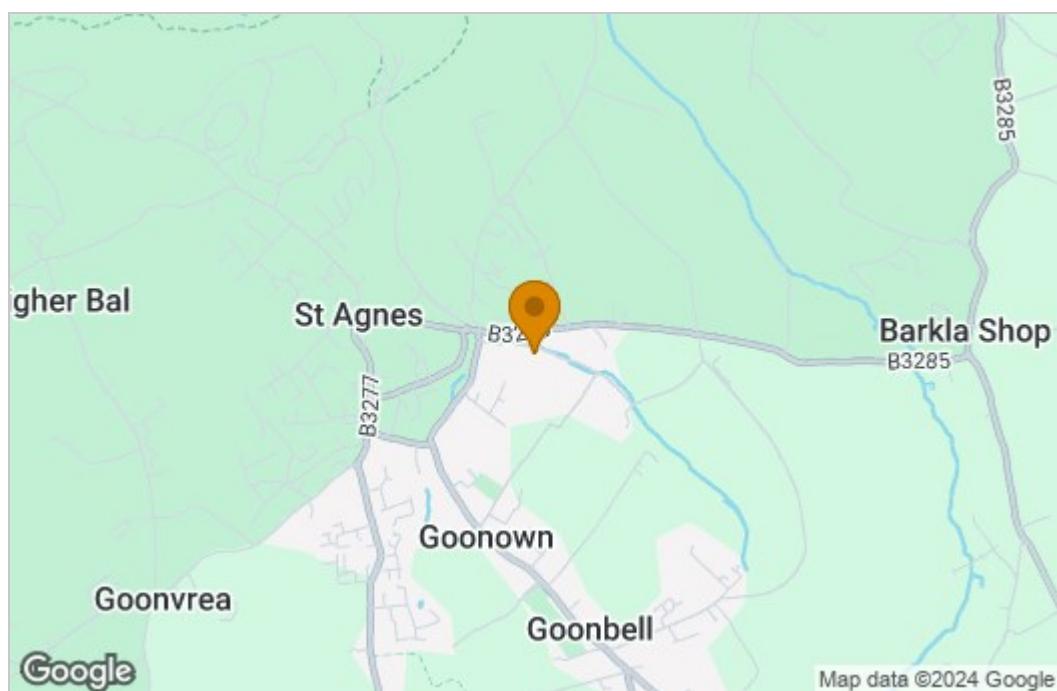
## Agents' Note

The agents would kindly draw prospective purchaser's attention to Clause 6 of the Outline Planning Permission granted by Cornwall Council under the application number PA23/02649 on 14th June 2023:

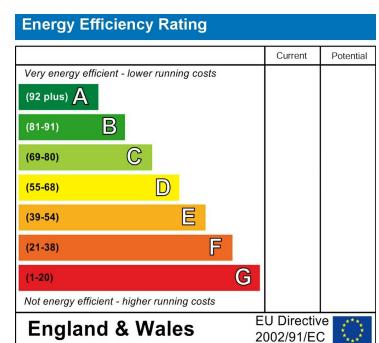
The dwellings hereby permitted shall not be occupied otherwise than by a person as his or her Only or Principal Home. For the avoidance of doubt the dwellings shall not be occupied as a second home or holiday letting accommodation. The Occupant will supply to the Local Planning Authority (within 14 days of the Local Planning Authority's written request to do so) such information as the Authority may reasonably require in order to determine whether this condition is being complied with.

## Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.