

DEVELOPMENT SITE FOR 4 DWELLINGS

CREEPING LANE, NEWLYN, TR18 5QE

- Full detailed planning permission for 4 apartments
- Central location near the harbour
- Offers invited in the Region of £190,000

Aerial view looking over Newlyn & the harbour with the approx. site location circled



STACEY MANN
ESTATES

KLP
KITCHENER
LAND AND PLANNING

THE SITE – TR18 5QE

This is a great opportunity to acquire a development site in this increasingly sought-after and thriving coastal town. It has the benefit of full detailed planning permission (Ref. PA21/02403) for development of four apartments (2 x one bedroom and 2 x two bedroom) within a new two-storey building. The site currently comprises an area of redundant hard surfaced open ground, having previously been a playground, together with the adjoining sub-station which is leased to Western Power Distribution.

The site is conveniently located close to the central “level” area of Newlyn and is a short walk from the bustling harbour, shops, pubs, restaurants and cinema, and yet tucked away in a quieter side-street location.

Adjoining the site are old warehouses such as the Old Pilchard Works as this area was once the old industrial heart of Newlyn, but these buildings have mostly been redeveloped into residential properties over recent years.

NEWLYN

Newlyn is a seaside town and fishing port in south-west Cornwall and is home to one of the largest fishing fleets in the United Kingdom. The industry is one of the most important in the county, contributing millions of pounds to the Cornish economy each year. There are several interesting old public houses and nice restaurants as well as an independent cinema. The famous Christmas lights are launched annually to the accompaniment of the Newlyn Male Voice Choir and followed by a firework display. The Newlyn Fish Festival is held on August Bank Holiday Monday each year, when stalls and cafés take over the quays for the day. There is a local primary school and the main town of Penzance is nearby, within a short walk along the scenic promenade.

METHOD OF SALE

Offers are invited for this freehold property in the region of £190,000.

PLANNING

Full detailed Planning Permission (Ref. PA21/02403) for development of a two-storey building with 2 x one bedroom units and 2 x two bedroom units was granted via appeal (Ref. APP/D0840/W/21/3279802) on 28th January 2022. Please note that Community Infrastructure Levy (CIL) is liable on this development, which has been calculated at £27,320.66 on the CIL Liability notice and is indexed linked (formula on Liability Notice). Copies of the plans, planning permissions and CIL form are held on file by the agents and are available upon request or via the Council’s website.

SERVICES

There is an electricity sub-station at the northern end of the site (leased to WPD) with poles on the proposed development site and overhead cables crossing the site. The owner has signed a wayleave consent (copy on file with the agents) with Western Power Distribution for the poles to be removed and the overhead and underground cables to be re-routed to avoid the proposed development. However, all interested parties should make and rely upon their own services enquiries for the property and any future development.

VIEWING

You may view the site at any reasonable time and at your own risk.

CONTACT



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Stacey Mann Estates

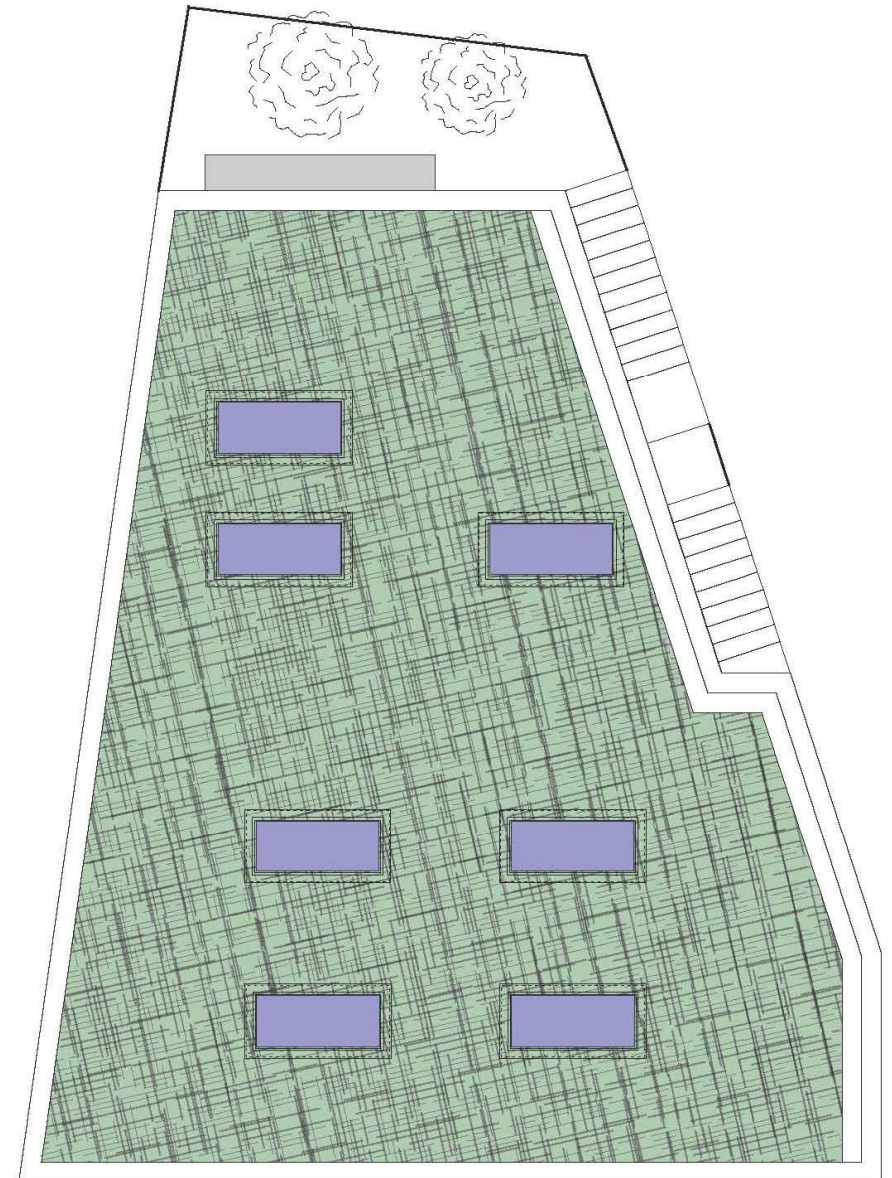
17 Alverton Street, Penzance, TR18 2QP

Email: office@staceymannestates.co.uk

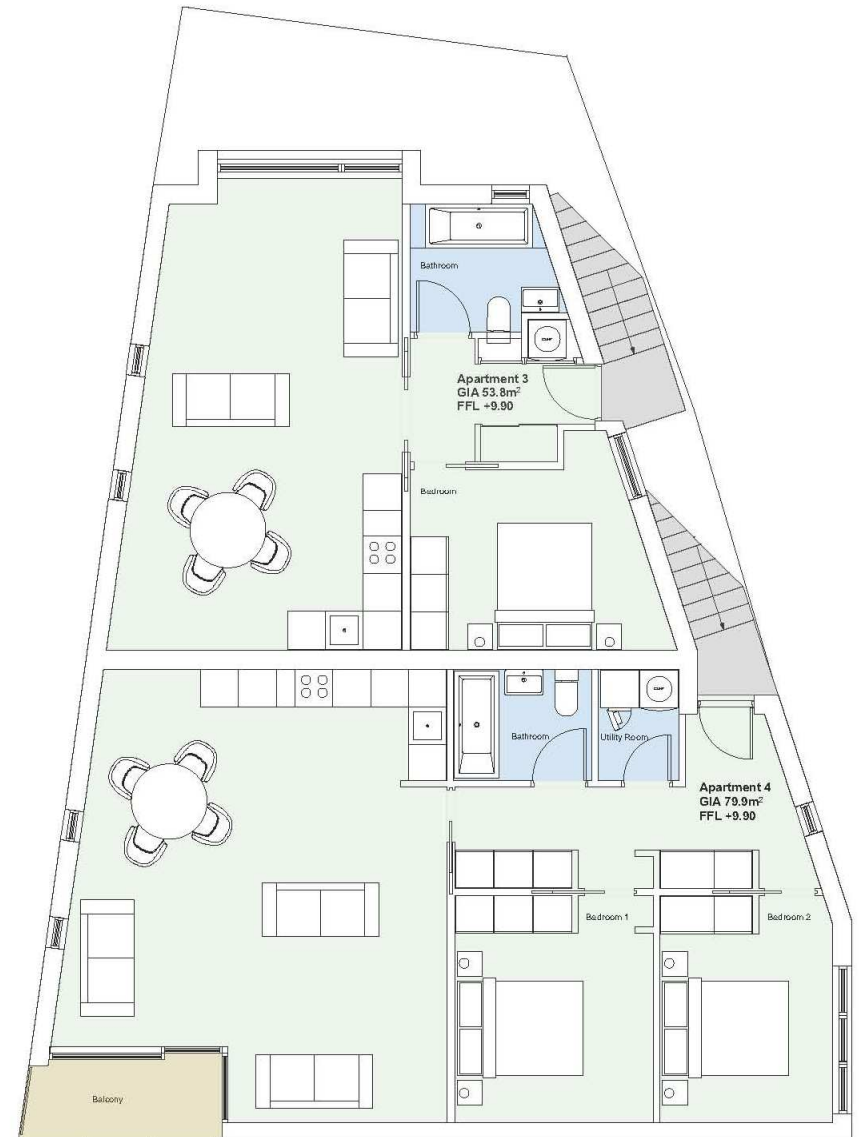
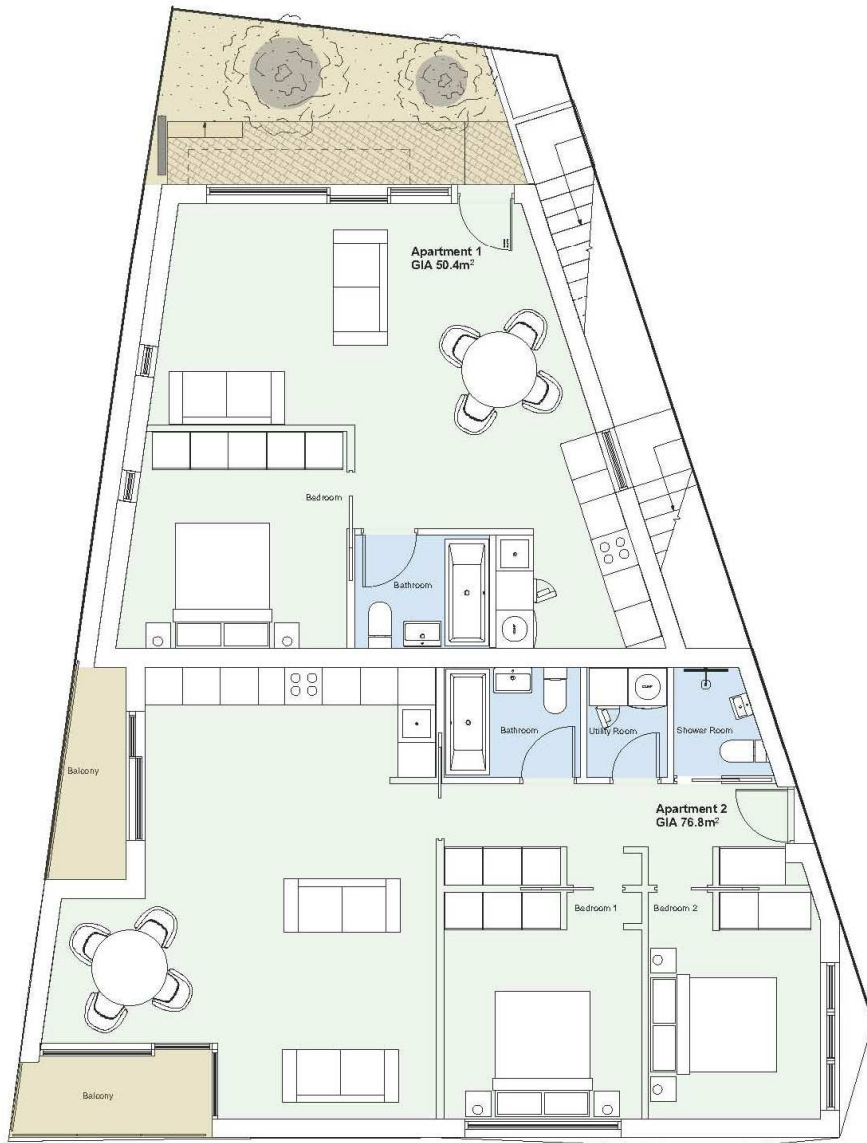
Tel. 01736 368705

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Site Location Plan & Approved Roof Plan (not to scale)



Approved Ground Floor (left) & First Floor (right) Plans (not to scale)



Approved East, West and South Elevation Plans (not to scale)





View of site from Creeping Lane looking North