

An aerial photograph of a coastal town, likely St Ives in Cornwall, showing a dense residential area with many houses. A specific property, a large white building with a grey roof, is outlined in red. The town is situated on a peninsula, with the sea visible in the background. The sky is clear and blue.

Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

For Sale

Guide price £5.95m freehold

Brand new co-living development,
The Stennack, St Ives Cornwall TR26 2HE

1,267.80 sq m
(13,646 sq ft)
gross internal area

Summary

- Brand new co- living development
- Located in highly sought after town
- Two purpose built blocks
- Comprising 12 flats with a total of 59 rooms plus manager's office
- Rooms in clusters with shared kitchen/ lounge
- 12 parking spaces
- Due for completion Spring 2024

Location:

St Ives is a seaside harbour town in Cornwall which lies on the Celtic Sea. The town is well known as one of Cornwall's most desirable locations having a resident population of around 11,200 in addition to benefitting from a significant amount of tourism. The town is linked to the main railway line by a branch between St Ives and St Erth.

The property is located on the edge of the town centre in a predominantly residential location, opposite the Leach Pottery Museum.

There is convenience store nearby and the town centre is approximately 0.5 miles distant.

Description:

An attractive high quality scheme comprising a substantial new development of two purpose built 3 storey blocks, each containing 6 flats designed for co-living.

There are a total of 59 bedrooms each with en- suite shower and wc and a manager's office on the ground floor of the right hand block.

There are 12 car parking spaces situated to the rear of the buildings, one space per flat.

Accommodation:

All areas are approximate and taken from plans provided on a gross internal basis.

	sq m	sq ft
Left hand block		
GF flat 1	107.50	1,157
GF flat 2	103.59	1,115
FF flat 3	107.50	1,157
FF flat 4	103.75	1,117
SF flat 5	107.50	1,157
SF flat 6	103.75	1,117
Total	633.59	6,820
Right hand block		
GF flat 1	107.78	1,160
GF flat 2	103.62	1,115
FF flat 3	107.77	1,160
FF flat 4	103.62	1,115
SF flat 5	107.78	1,160
SF flat 6	103.62	1,115
Total	634.19	6,826
Grand total	1,267.78	13,646

Site Area: 0.17 hectares (0.43 acres) according to Nimbus maps.

Services:

We understand that mains electricity, water and drainage are all connected to the property however these services have not been tested by the agents. Heating is by way of electric heaters. Each apartment is separately metered..

EPC / MEES:

Commissioned and awaited.

Business rates/ Council Tax:

To be assessed.

Terms:

The development is available to purchase as a whole or consideration will be given to sell as two separate blocks. Guide price for the whole £5.95m.

The property will be sold with vacant possession.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

CONTACT THE AGENT

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Proposed

FLOOR PLANS & ELEVATIONS



GROUND FLOOR PLAN

OFFICE AND ASSOCIATED
ACCOMMODATION ONLY APPLICABLE
TO EASTERN BLOCK ONLY.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYPICAL NORTH WEST ELEVATION

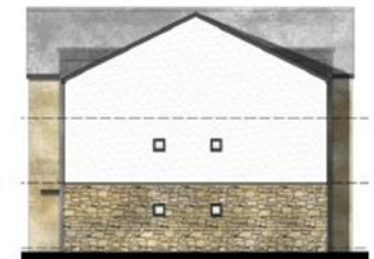


TYPICAL SOUTH EAST ELEVATION

*Denotes position of office door to eastern block only.



TYPICAL NORTH EAST ELEVATION



TYPICAL SOUTH WEST ELEVATION

Please note, only block two is shown. Drawings not to scale, please refer to the technical pack for accurate drawings and for full floor plans for each block



