

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**For Sale**

OIEO £450,000

Former Sheaf Of Wheat, Chapel Street, St. Ives, Cornwall TR26 2LS

0.94 Acres  
(0.38 Hectares)

# Summary

- Cleared land for residential development in central St Ives
- Extant permission for 5 new build dwellings
- 0.094 acres (0.038 hectares)
- Three parking spaces
- One, 4 bedroom home
- Two, 2 bedroom homes
- Two, 3 bedroom homes
- Unusual opportunity for development within popular coastal town
- Of interest to self-build buyers and local developers

## 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 former Sheaf of Wheat site is located on Chapel Street at the junction of North Terrace and Wesley Place. It provides for an excellent location within the town, close to the harbour and beaches.

## Description:

A cleared site for development of 5 residential homes within the town for use as principal residences. Planning granted and certificate of lawfulness to secure the consent for a terrace to comprise two 3 bedroom, two 2 bedroom and one 4 bedroom homes, each with their own rear garden. The scheme includes 3 parking spaces.

Please view [here](#)

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis.

	hectares	acres
<b>Total</b>	0.38	0.94
Unit Number	Style	GIA (m2)
1	2 bed	83.5
2	3 bed	109.5
3	3 bed	109.5
4	4 bed	98.
5	2 bed	60.8

## Services:

We understand that mains electricity, water and drainage were connected to the property however these services will have been capped to allow for demolition. Interested parties should make their own enquiries.

## EPC / MEES:

Assessed on completion of works.

## Planning:

Planning permission PA17/05153 and certificate of lawfulness following demolition to secure the consent under PA17/10793. All plans available via the Cornwall [Online planning register - Cornwall Council](#).

**Please note:** Images courtesy of CAD Architects, Truro.

Overall site 0.094 acres with the finished building providing a gross internal of 594 sqm.

## Council Tax:

The properties will be assessed for council tax banding in completion.

## Terms:

Available freehold with vacant possession off a guide price for offers in excess of £450,000. Interested parties must provide proof of funding and intended timeframe to complete for their offer to be considered.

## 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.

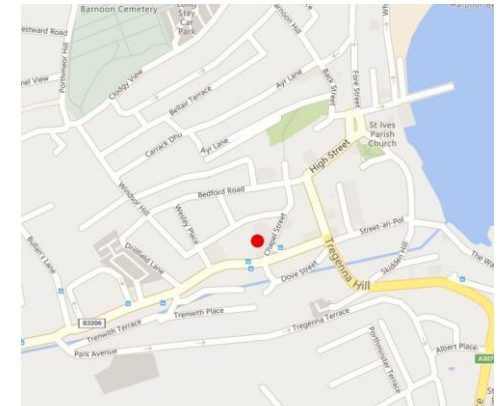
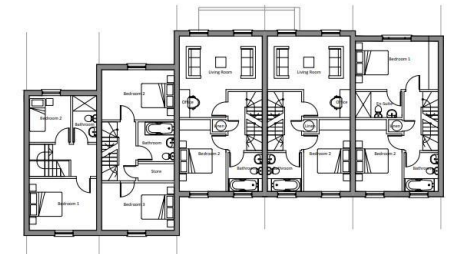
## VAT:

All figures quoted are exclusive of VAT if applicable.

## Further information and viewings:

For further information please contact the sole agents. The site may be viewed from the highway.

03 PROPOSED SECOND FLOOR PLAN



## CONTACT THE AGENT

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