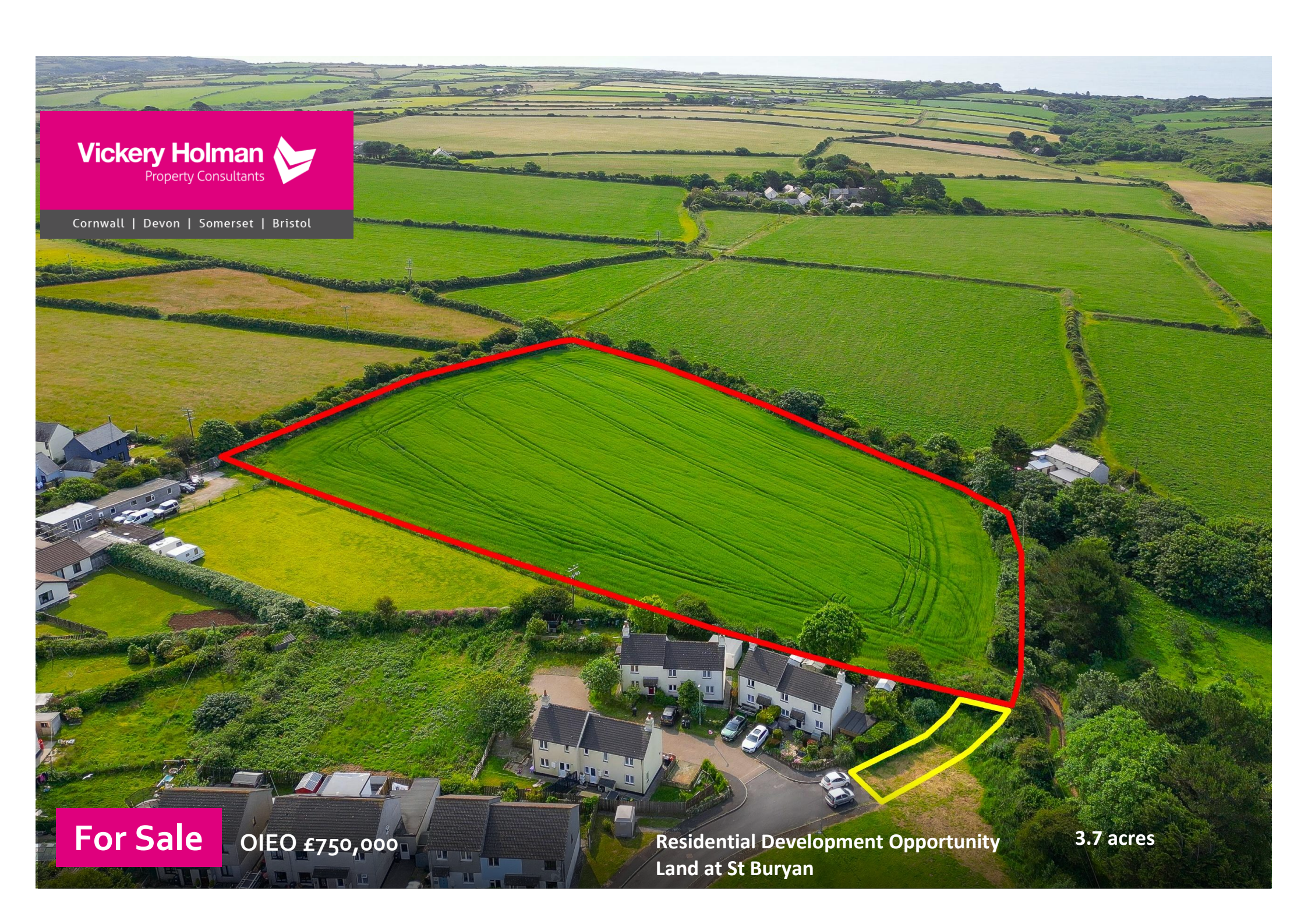




Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

For Sale

OIEO £750,000

**Residential Development Opportunity
Land at St Buryan**

3.7 acres

Summary

- Land with potential for residential development (open market housing), subject to planning permission
- **Pre-App** response received under reference number (PA23-00278)
- 3.7 acres (1.5 hectares)
- **OIEO £750,000** plus VAT

Location:

St Buryan is a charming and sought-after village located in West Cornwall, with a population of around 1,500 residents. The village offers a variety of local amenities including a post office and shop, the St Buryan Inn pub, a primary school, and a traditional village church.

Just a short distance from the village centre is St Buryan Farmshop, along with easy access to the beautiful Porthcurno Beach and its café. Nearby Treen is home to the Logan Rock Inn and the Farm and Fort Café. The renowned Minack Theatre, an iconic open-air venue set into the cliffs, is also close by—only 1.3 miles from the village.

St Buryan is ideally placed to enjoy Cornwall's dramatic coastal scenery, with stunning beaches on both the north and south coasts.

Located approximately five miles from Penzance, the village benefits from convenient access to the B3283 and A30. Penzance provides a mainline railway station with nationwide connections, including regular direct services to London.

Regular bus services operate to both Penzance and Land's End. Additionally, several public rights of way pass through the village, offering scenic routes and direct links to the South West Coast Path.

Site:

The site (outlined in red) comprises agricultural land which extends in total to 3.7-acres (1.5-hectares).



Development Potential:

The land previously received a positive Pre-Application response to the prospect of development under Policy 9 (rural exception sites) in June 2023.

However, due to changes to the National Planning Policy Framework (NPPF) and the drive from Cornwall Council for development sites situated in sustainable village central locations to be brought forward. Development no longer has to be affordable housing-led; however, priority may be given to such schemes.

We believe there is a window of opportunity to pursue the site under Policy 8.

Services:

We understand that mains water, electricity and drainage are all available in the vicinity; however, interested parties must make their own enquiries.

Guide Price:

We are offering the freehold for sale via Private Treaty.

We are welcoming offers on a subject-to-planning basis in excess of **£750,000 plus VAT**.

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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Indicative Site Layout Plan

