

49.1m

48.8m

For Sale

Available freehold by private
treat off a guide price of excess

£140,000

25 m

50 m

Land South of B3276, Harlyn Road, St. Merryn,
Padstow, PL28 8NP

0.1 Acres

Summary

- C396.59 sqm/0.1 acres
- Open plot for hard standing
- Planning in principle for 1-3 residential dwellings
- Good infill opportunity in sought after location

Location:

St Merryn is a busy village in North Cornwall, central to the seven bays between Padstow and Newquay. The site is within the village centre.

Description:

An open access hardstanding area, the plot is available for sale freehold with the benefit of planning in principle for 1-3 residential dwellings. Available by way of informal tender with all offers invited by 5th September 2025.

Accommodation:

All areas are approximate.

	sq m	acres
	C369.59	0.1

Services:

Interested parties will need to undertake their own investigations. Main water, electricity and drainage within the village.

EPC / MEES:

N/A

Planning:

Planning in principle for dwellings (minimum 1-3 maximum) as per application PA25/02883.

Terms:

Available freehold by informal tender off a guide price of excess £140,000. Bids must be accompanied with proof of funds, buyer and solicitor details.

Money laundering:

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

Legal fees:

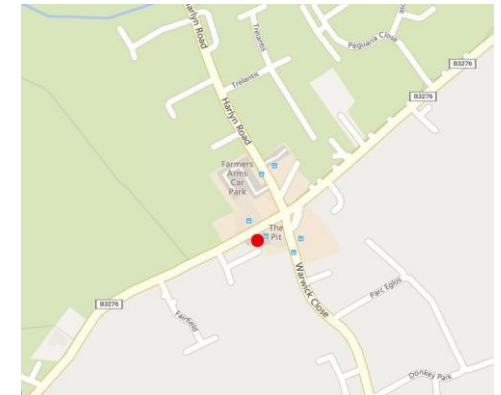
The buyer will be responsible for their own legal fees and a contribution of £1,500 plus VAT to the owners legal fees.

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. The site may be viewed from the highway.



CONTACT THE AGENT

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