



**For Sale**

Trenwith Burrows, The Burrows, St Ives, Cornwall, TR26 1DH

1.4 acres

## Summary

- Positive pre-application response for upto 9 dwellings
- Elevated position with views towards the harbour and Porthmeor Beach
- OIRO £650,000
- For sale via Private Treaty
- 1.4 acres

### Location:

The land is situated in the popular seaside town of St Ives on Cornwall's north coast.

St Ives is widely regarded as one of the county's most desirable locations, with a resident population of approximately 11,200, supplemented by substantial year-round tourism. The town is connected to the national rail network via the branch line between St Ives and St Erth.

St Ives provides a broad range of facilities and amenities, including a primary and secondary school, a large leisure centre with a fully equipped gym, daily exercise classes and a 25m swimming pool. The Stennack Surgery serves as the town's main medical centre and includes a Minor Injury Unit (MIU).

A superb selection of cafés, bars, surf schools and galleries, including the renowned Leach Pottery and Tate St Ives, along with St Ives Harbour and the beaches at Porthmeor and Porthminster, are all within easy walking distance.

### Description:

The site is situated at the upper end of St Ives, opposite St Ives Junior School, and is accessed from The Burrows (an adopted public highway). It is bound by residential properties, the Co-operative food store, the public highway, and additional amenity land.

The site has been partially cleared and levelled, with part overgrown as seen from the drone photographs. It is currently being used as a storage compound.

### Services:

We understand that mains electricity, water, gas, BT and drainage are available in the adopted public

highway. However, these services have not been tested by the agents. Interested parties should make their own enquiries. Regarding capacity for development.

### Planning:

The land benefits from a positive pre-application response for a scheme of upto 9 residential dwellings with parking and a garaging area, together with open space to the west under reference number PA25/01290/PREAPP. The response was issued on 17th February 2026.

The land is located within the area covered by Policy H2, which requires completed dwellings to be occupied as primary residences.

### Terms:

We are offering the Freehold is for sale via Private Treaty, seeking offers in the region of £650,000 on a subject to planning basis. Unconditional offers may also be considered.

### Legal fees:

Each party is responsible for their own legal fees associated with this transaction.

### Money laundering:

Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

### VAT:

All figures quoted are exclusive of VAT if applicable.

### Further information and viewings:

We have copies of the Land Registry Title and Register, Phase 1 and 2 Ground Investigation Reports and a copy of the mining searches available on request.



## CONTACT THE AGENT

**Sarah Wynn**

Tel: 07350450423

Email: [swynn@vickeryholman.com](mailto:swynn@vickeryholman.com)

**Greg Oldrieve**

Tel: 0781393044

Email: [goldrieve@vickeryholman.com](mailto:goldrieve@vickeryholman.com)

**Truro Office**

Walsingham House, Newham Road,  
Truro, Cornwall, TR1 2DP