



23, Mount Wise, Newquay, TR7 2BQ

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# Guide Price £295,000

- Building Plot
- South Facing Gardens
- Full Planning Granted
- Stones Throw Away From Town Centre
- Large Semi-Detached Family Homes
- Driveway Parking for Two Cars
- Stunning Sea Views

An exciting opportunity to purchase a plot with full planning consent for TWO, four bedroom semi-detached homes. Both properties benefit from sea views over the Newquay Bay, and two off-road parking spaces. Located just a stones throw away from Newquay's bustling town centre, with a range of shops, beaches and local amenities, this would make the ideal family home, or lucrative holiday let investment once fully built.

## The Plot

Planning PA23/04779

- This idyllic site has full planning granted that will allow the new owner to construct two stunning semi-detached townhouses. The current plans allow for a pair of three-story, four-bedroom homes featuring stunning sea views from second floor, comprising the kitchen/dining and separate lounge. Externally the plot boasts parking for 2 cars per plot, and scope for a private landscaped south facing garden.
- we suggest all potential purchases look into the full online planning app before enquiring further.

## Location

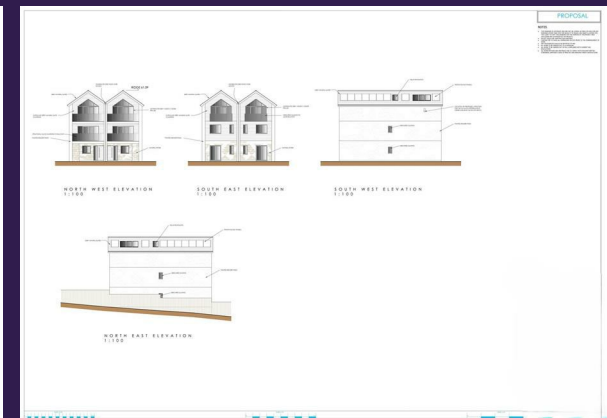
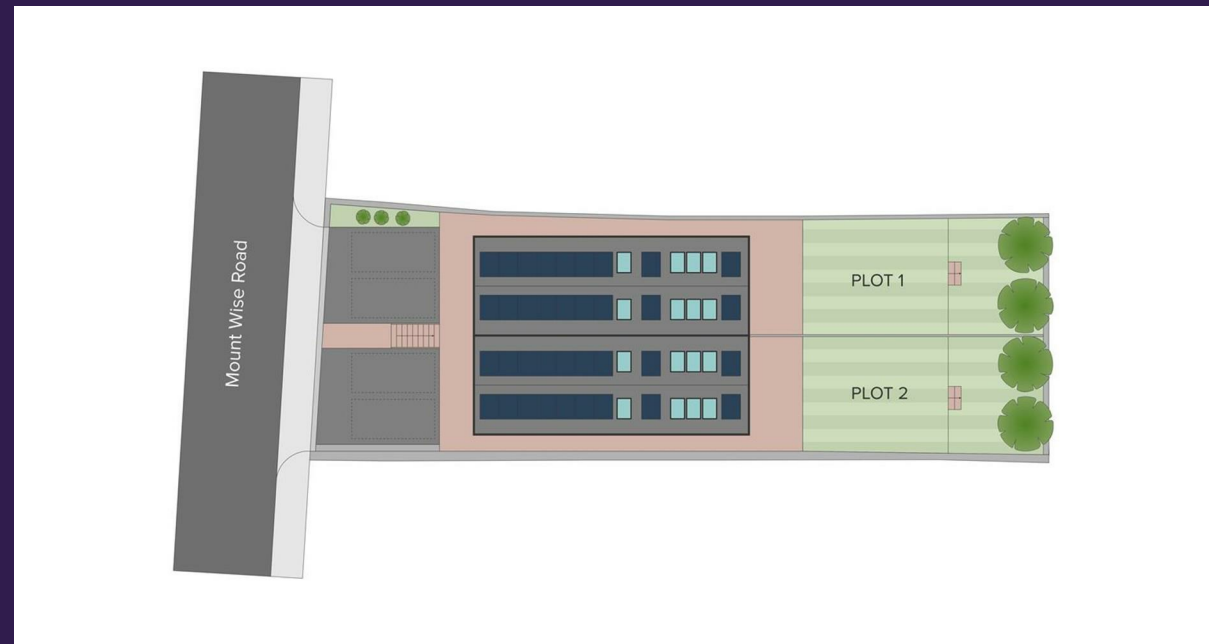
This stunning plot can be found on Mount Wise which is at the top of the town in Newquay. The town of Newquay benefits from a range of shopping and banking facilities as well as an array of fashionable bars and restaurants. The town also boasts an historic picturesque working fishing harbour and some of Europe's finest coastline. There is bus and rail service to outlying areas and Newquay Airport is approximately seven miles distance from the town.

## Services

Services are connected with water and electric supply to the plot

## CIL Payment

£35,000



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