



23, Mount Wise, Newquay, TR7 2BQ

**david ball**  
Agencies

# 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

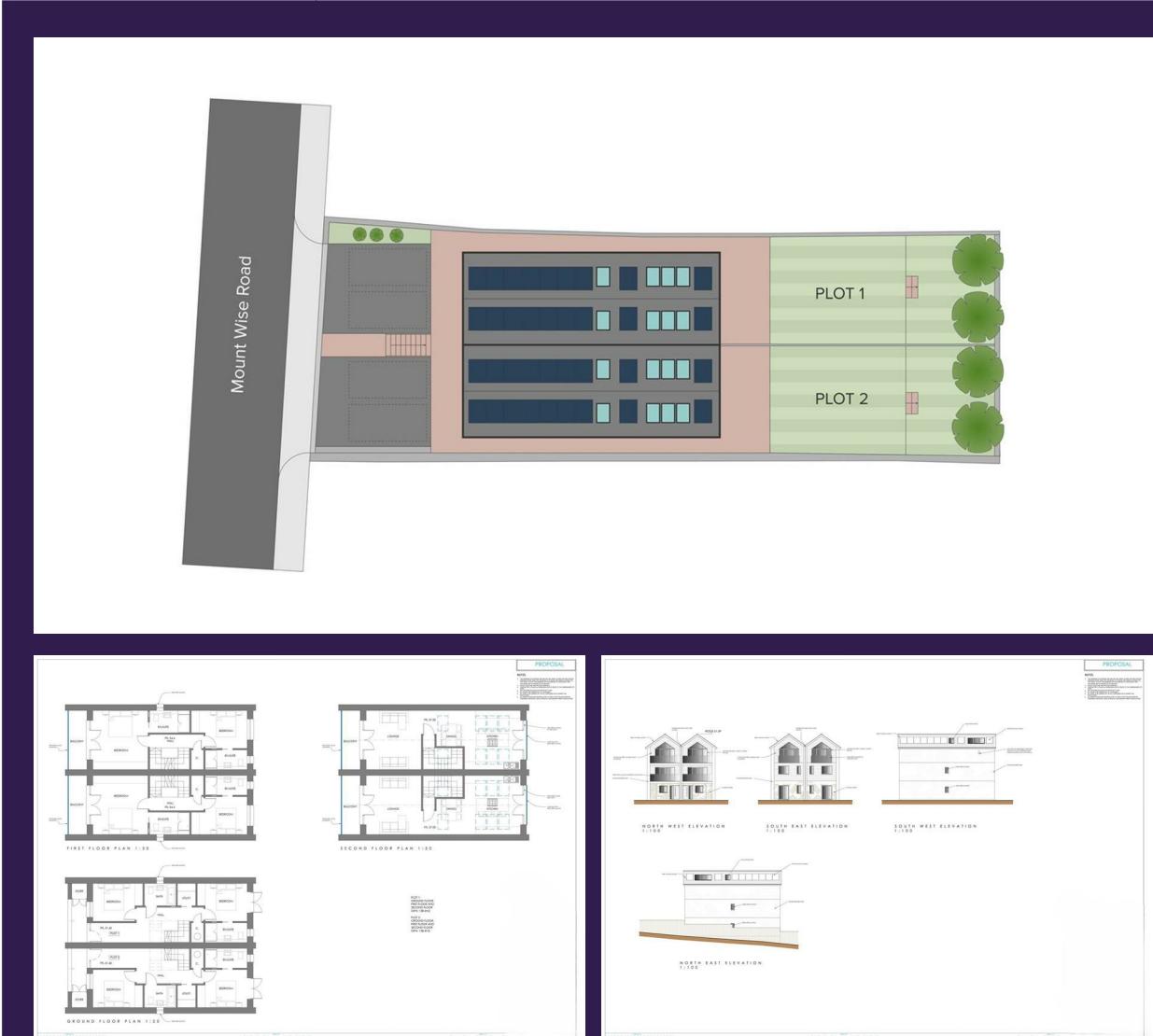
This stunning plot can be found on Mount Wise which is at the top of the town in Newquay. The town of Newquay benefits from a range of shopping and banking facilities as well as an array of fashionable bars and restaurants. The town also boasts an historic picturesque working fishing harbour and some 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



**david ball**  
Agencies

01637 850850

[www.davidballagencies.co.uk](http://www.davidballagencies.co.uk)



**rightmove**

**OnTheMarket**

*Connecting People & Property Perfectly*

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matter must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.

**e.sales@dba.estate**  
34 East Street, Newquay, Cornwall TR7 1BH