57-59 Fore Street, St. Columb, TR9 6AL

david ball
Agencies

An exceptional opportunity to acquire a block of seven flats situated in the heart of the thriving town of St Columb Major. This unfinished development presents purchasers with the flexibility to continue the project in line with the existing schedule of works or to amend the approved planning consent and pursue a commercial approach by reinstating the three retail shop fronts.
Listed building consent PA15/09588. Early Viewing is highly recommended.

Guide Price £350,000 Freehold

Key Features

- Fantastic Opportunity to Acquire Unfinished Project
- A Block of Seven Partially Refurbished Apartments
- Early Viewing is Highly Recommended
- Located in the Heart of St Columb Major
- Approved Listed Planning Consent PA15/09588 / PA15/09589
- Call to View

Agents Note
Supplied services and appliances have not been tested by the agent, Prospective purchasers are advised to make their own enquiries.

The Situation
St Columb Major is a historic market town named after the 6th-century Saint Columba of Cornwall, also known as Columb. This vibrant town with its quirky local shops and streets is renowned for hosting the traditional game of hurling, a medieval sport once widespread throughout Cornwall. Other local amenities include School, post office, doctors, vets, restaurants and church The seaside resort of Newquay is just 6 miles away, and the nearby market town of Wadebridge is within 7 miles. Newquay International Airport, located approximately 3.5 miles from St Columb Major, offers flights to various destinations.

The Property
Comprising a block of seven apartments which have been partially completed with planning consent|
Conversion of first floor offices to 4 self contained flats and associated works
Planning Consent No PA15/09589

Listed building consent to carry out works associated with proposed conversion of vacant shops into 3 x one bedroom flats
Conversion of vacant shops into 3 x one bedroom flats –
Planning Consent No PA15/09588

Conversion of vacant shops into 3 x one bedroom flats
Planning Consent No PA15/09588

Flat One (Ground Floor)
Exterior door leading to lounge area. Window to the front. Range of power points. Ceiling mounted light fittings. Stairs leading to Kitchen/Diner: Wall mounted heater. Modern kitchen unit with a range of base, wall and drawer units and roll top work surface over. Integrated oven with extractor hood over. Stainless steel sink and drainer with mixer tap. Door to side elevation.
Shower Room: Low level WC with top flush. Vanity unit with inset wash hand basin with hot and cold mixer tap. Walk in shower cubicle with Triton electric shower.
Bedroom: Two double glazed windows to the rear. Wall mounted radiator. Range of power points. Ceiling mounted light fitting.

Flat Two (Ground Floor)
Lounge/Kitchen/Diner: Window to the front. Modern kitchen with a range of base, wall and drawer units with roll top work surfaces over. Stainless steel sink and drainer with mixer taps. Integrated electric oven, four ring hob and extractor hood over.
Bedroom: Window to the rear. Wall mounted wall radiator. Ceiling mounted light fitting. Power points.
Shower Room: Low level WC with top flush. Pedestal wash hand basin with hot and cold mixer tap. Walk in shower cubicle with electric shower.

Flat Three (Ground Floor)

Lounge/Kitchen/Diner: Window to the front. Modern kitchen with a range of base, wall and drawer units with roll top work surfaces over. Stainless steel sink and drainer with mixer taps. Integrated electric oven, four ring hob and extractor hood over.
Bedroom: Window to the rear. Wall mounted wall radiator. Ceiling mounted light fitting. Power points.
Shower Room: Low level WC with top flush. Pedestal wash hand basin with hot and cold mixer tap. Walk in shower cubicle with electric shower.

Ground Floor Coridor

Double glazed entrance door leading to corridor. Electric meter cupboard and fire panel. Emergency lighting. Rear access. Stairs rising to flats 4, 5, 6 and seven.

Flat Four (First Floor)

Lounge Area: Window to the rear. Ceiling mounted light fitting. Power points
Shower Room: Low level WC with top flush. Wash hand basin. Shower cubicle with electric shower.
Kitchen: Double glazed windows to the side. A modern kitchen with a range of base, wall and drawer units with work surface over. Integrated electric oven and electric hob. Tiled splashback. Laminate flooring.
Bedroom: Window to the rear. Wall mounted electric heater. Ceiling mounted light fitting. Power points.

Landing leading to Flat 5 & 6

Flat Five (First Floor) Right

Living space: Two windows to the front aspect. Ceiling mounted light fitting. Power points
Kitchen: Double glazed windows to the side. A modern kitchen with a range of base, wall and drawer units with work surface over. Integrated electric oven and electric hob. Tiled splashback. Laminate flooring.
Shower Room: Shower Room: Low level WC with top flush. Wash hand basin. Shower cubicle with electric shower.
Bedroom: Window to the front elevation. Wall mounted radiator. Ceiling mounted light fitting. Powerpoints.
Kitchen: A modern kitchen with a range of base, wall and drawer units with work surface over. Integrated electric oven and electric hob. Tiled splashback. Laminate flooring.
Lounge: Two windows to the front elevation. Ceiling mounted light fitting. Range of power points. Built in storage cupboard.

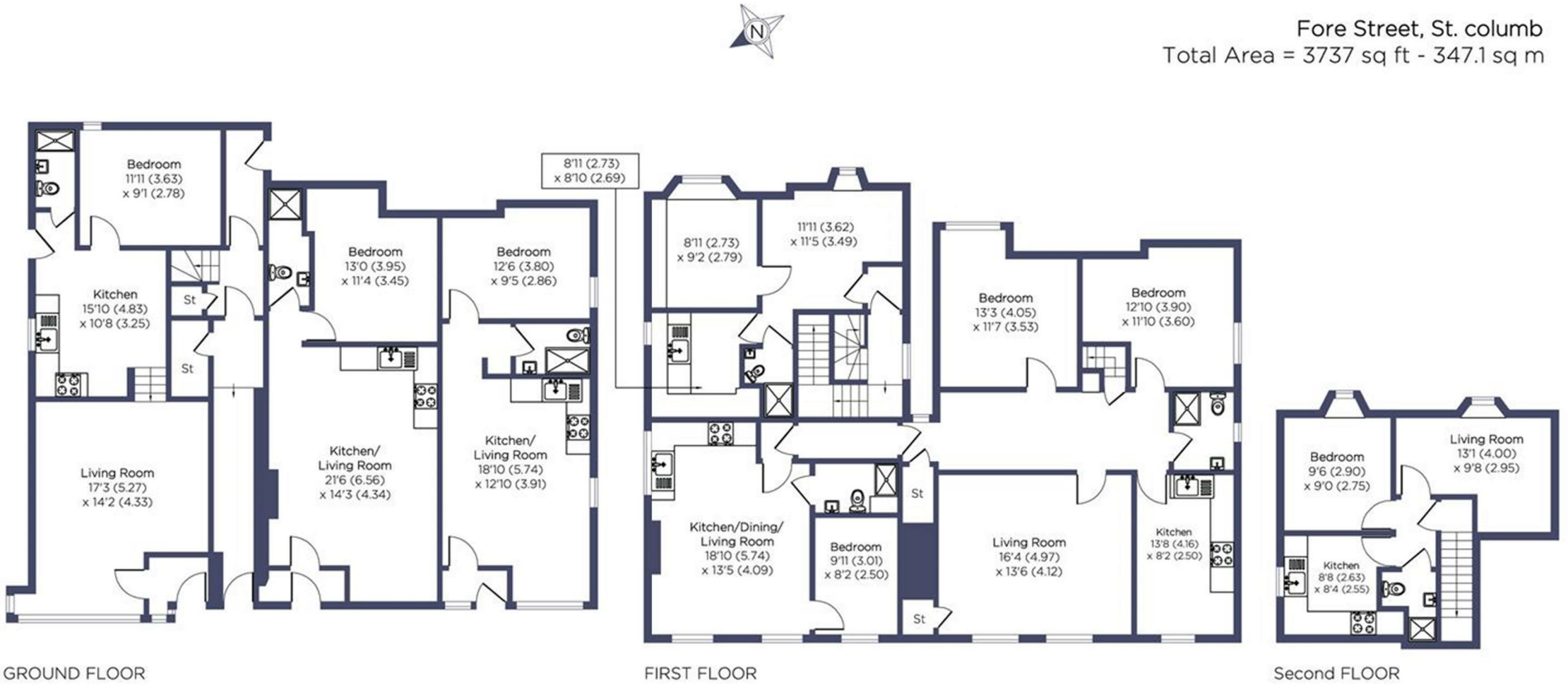
Flat Six (First Floor) Left

Hallway: Ceiling mounted light fitting. Wall mounted radiator. Power points. Doors to subsequent accommodation.
Bedroom One: Window to the rear. Wall mounted heater. Ceiling mounted light fitting. Power points. Access to loft space.
Bedroom Two: Window to the side elevation. Wall mounted heater. Ceiling mounted light fitting. Power points.
Shower Room: Window to the side. Low level WC with top flush. Pedestal wash hand basin with hot and cold mixer tap. Walk in shower cubicle with electric shower..
Kitchen:

Flat Seven (Top floor)

Stairs rising to
Shower Rooom: Low level WC with top flush. Wall mounted wash hand basin with mixer tap. Shower cubicle with electric shower.
Kitchen: A modern kitchen with a range of base, wall and drawer units with work surface over. Integrated electric oven and electric hob. Tiled splashback. Laminate flooring.
Room One: Restricted head height; Double glazed window to the rear. wall mounted heater. Ceiling mounted light fitting.
Room Two: Restriced head height. Window to the rear. Night storage heater. Ceiling mounted light fitting. Power points.

Fore Street, St. columb
Total Area = 3737 sq ft - 347.1 sq m



david ball
Agencies

01637 850850

www.davidballagencies.co.uk

The Property Ombudsman rightmove OnTheMarket

Connecting People & Property Perfectly

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

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.