



Potential development opportunity  
Wheal Friendly, St Agnes, TR5 0SE

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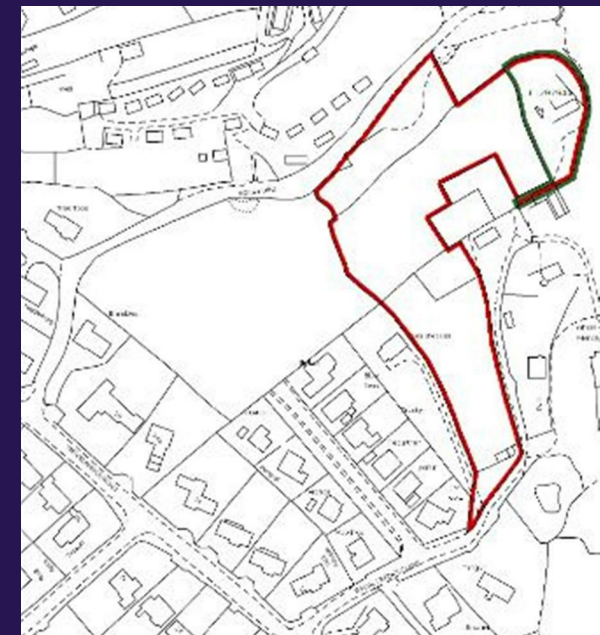
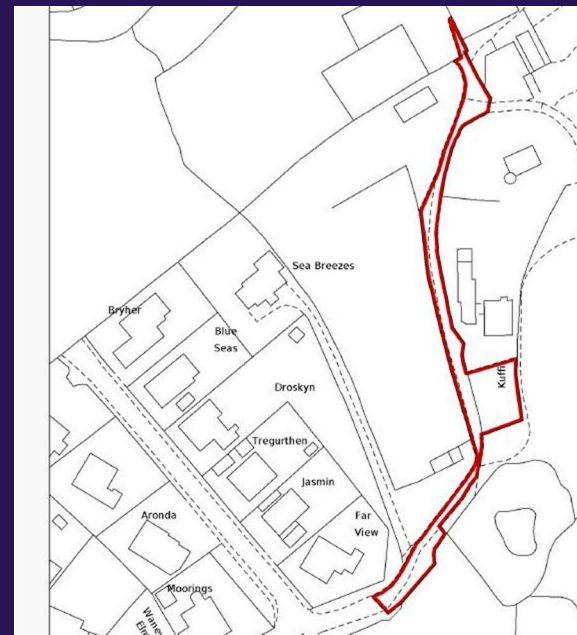
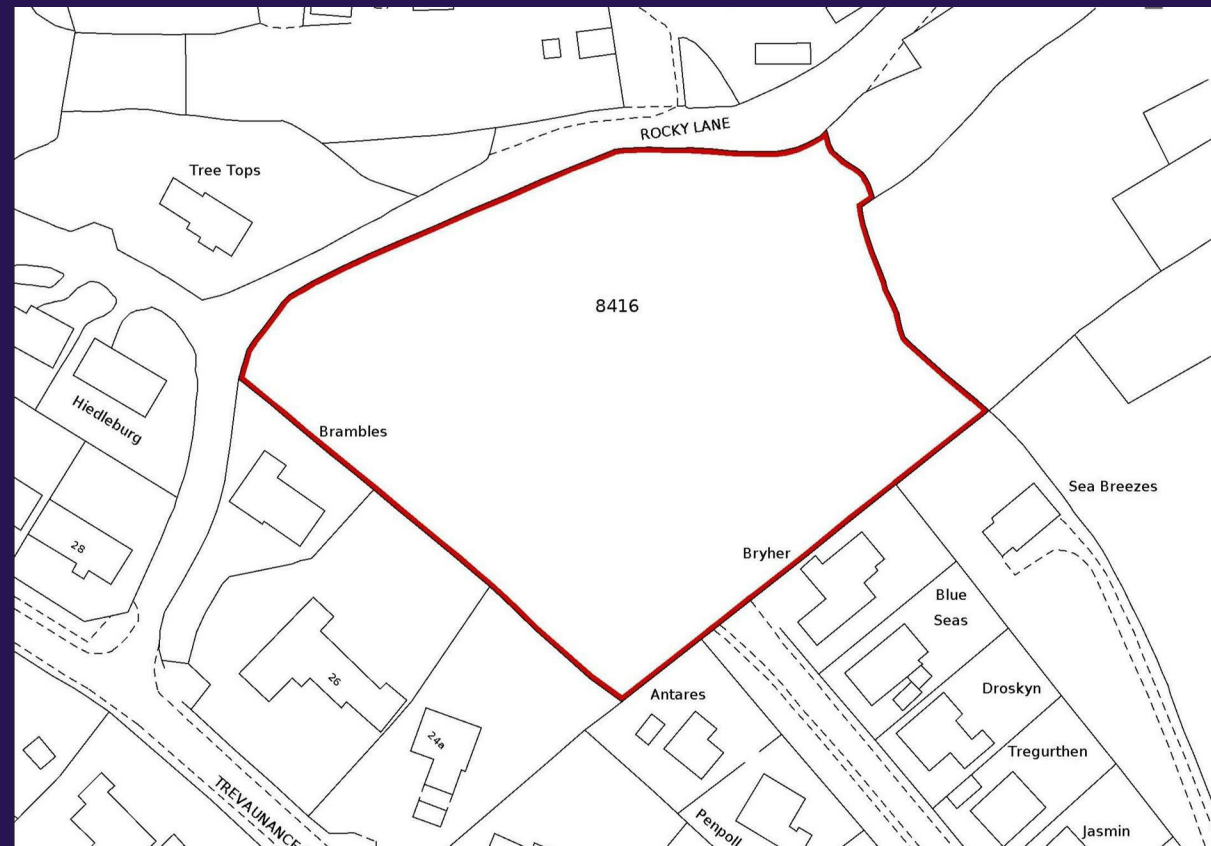
## Offers in excess of £1,000,000

An exciting opportunity to acquire a potential residential development site situated at Wheal Friendly, St Agnes, TR5 0SE, with scope for up to 18 residential dwellings, subject to the necessary planning consents.

The site has received a positive pre-application response from Cornwall Council, indicating that residential development of up to 18 dwellings may be acceptable in principle, subject to a full planning application and all relevant approvals.

This represents an excellent opportunity for developers, investors or land buyers seeking a well-positioned site in a desirable Cornish location. The Seller is happy to disclose the positive pre-application advice upon the signing of a comprehensive Non-Disclosure Agreement. The Seller is considering a sale due to a commercial non-compete agreement which may shortly become binding upon it. Given the extremely exclusive nature of this enclave of land in a highly sought-after area, the Seller will seek to secure some form of overage, the terms of which are to be negotiated.

Viewing is strictly by appointment only. Proof of funds will be required prior to any viewing being arranged.





St Agnes is one of Cornwall's most characterful coastal villages, with a rich history shaped by mining, maritime trade and its dramatic north coast setting. The village grew around its medieval church, with the surrounding landscape later becoming closely associated with Cornwall's world-famous tin and copper mining heritage.

During the 18th and 19th centuries, mining played a major role in the growth and identity of St Agnes. The surrounding moorland and coastline still carry visible reminders of this industrial past, including engine houses, mine workings and historic buildings that reflect the area's importance during Cornwall's mining era. At Trevaunance Cove, the historic harbour was once used to ship copper ore to Swansea for smelting, with coal brought back on the return journey.

Alongside its mining heritage, St Agnes has long been admired for its natural beauty, coastal walks, beaches and strong village community. Its blend of historic character, rugged scenery and modern Cornish lifestyle continues to make it one of the county's most desirable and distinctive locations.



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