



**LAND EAST OF HILLBOROUGH, PORCUPINE,
PAR, PL24 2RP
GUIDE PRICE £290,000**



A RARE AND FANTASTIC OPPORTUNITY TO PURCHASE A DEVELOPMENT SITE WITH PLANNING PERMISSION FOR TWO SPACIOUS, FAMILY SIZED 4 BEDROOM HOMES WITH GARAGE AND OFF ROAD PARKING. SEMI RURAL POSITION. PA25/08193

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



Land East of Hillborough, Porcupine, Porcupine, Par, PL24 2RP

DIRECTIONS

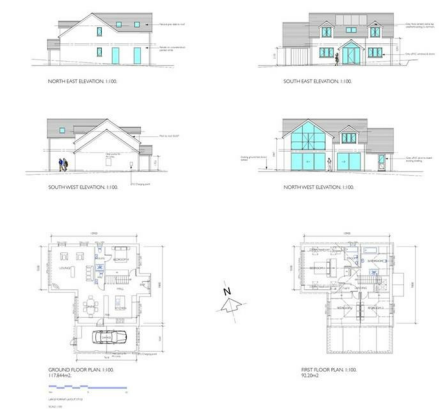
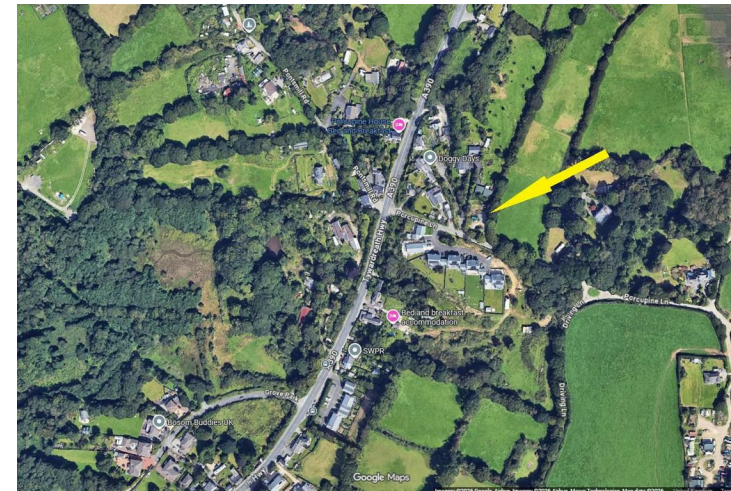
From The Gulf garage in St Blazey, Par, head over the railway crossing and continue on Tywardreath Highway, A390 until turning right on Porcupine Lane (opposite the turning to Ponto Mill). The land is on the left-hand side opposite the Blackberry development.

LOCATION

The nearest villages are Par, St Blazey and Tywardreath. Par sits within the parish of St Blaise and offers many amenities, including doctors, convenience stores, garages, pubs, and it also has excellent transport links with a railway station in Par on the London Paddington to Penzance line. Par Beach is a wide, sandy beach which is dog-friendly all year round and gives access to the stunning and iconic South West Coast Path.

Within a short drive is the famous and popular attraction, The Eden Project. Not only does this offer a great day out, but it also has live music events with The Eden Sessions and winter ice skating.

Across the road, a lane leads down to Ponto Mill, a designated English World Heritage site. A beautiful valley with the river Par winding through. The valley is filled with old tin mining relics and trails for everyone to enjoy.



THE LAND

Full planning permission has been granted for two attractive, eco-friendly 4-bedroom properties with solar panels and electric car chargers. Each property will have a garage and off road parking space. The living area is open plan in design, with large glass windows to take in and enjoy the views of Luxlyan Valley.

Each property will be almost identical and approximately 210.04 m2 in size.

Please see the application number PA25/08193

AGENT NOTES

There is a CIL liability of £47,295.60

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.

Tel: 01726 832299 Email: info@maywhetter.co.uk

Local Authority

Cornwall Council.