



# 'Arcady' - Residential Development Site

Newlyn

## Arcady, Chywoone Hill, Newlyn, Penzance, TR18 5AR

Residential development opportunity with full planning and building regulations approval set within an elevated position above Newlyn in west Cornwall. This exciting opportunity to deliver four high-quality contemporary homes enjoys superb views towards Mount's Bay having been cleared of the original property.

### Distances

Newlyn centre – 0.5; Mousehole – 1.5 (via Paul) or 2.5 (via sea front); Penzance (mainline rail) – 2; Sennen Cove – 8.5; Porthcurno (Minack Theatre) – 8.5; Perranuthnoe – 8.5; Carbis Bay – 11.5; Truro – 31; Cornwall airport (Newquay) – 44

(All distances are approximate and in miles)

### The development

- Residential development site
- Opportunity to deliver four high-quality homes
- Detailed planning and building regulations approved
- Cleared site – ready to build
- Elevated position
- Far reaching views over Mount's Bay
- Full details available on request





## The location

Newlyn is a nationally famous seaside village and active fishing port in west Cornwall. Newlyn lies to the west of Mount's Bay adjoining Penzance and historically it is famous as the home of the Newlyn School of Art which was established in the late 19th century. The harbour has been in existence for hundreds of years and has a rich history centred around the fishing industry and arts scene.

Art and fishing remain the lifeblood of Newlyn to this day with the gallery being one of the principal venues for contemporary art in the southwest. The port's fish market handles £20m worth of fish each year and the harbour shelters up to two hundred commercial boats as well as providing marina facilities for sailing and boating enthusiasts.

Newlyn has long been known for its colourful harbourside pubs and more recently is becoming known for a mix of highly regarded and award-winning eateries including the Tolcarne Inn, Mackerel Sky and Argoe

With stunning countryside and coastline surrounding the area, Newlyn is the perfect gateway to all that west Cornwall has to offer.

## The site

The site enjoys an elevated position to the south of Newlyn just off Chywoone Hill. The general topography of the site slopes from east to west and the properties will enjoy fine far-reaching views over Mount's Bay and beyond. The site has been cleared and totals around 2/3 of an acre. The site is within a well-established residential area and enjoys a high degree of privacy.

## Planning & CIL

The site has the benefit of full planning (PA19/05691 & Reserved matters - PA21/07338) granted by Cornwall Council for the construction of four residential properties.

Additionally, there is full building regulation approval in place (BC21/02142/IN).

The total CIL liability (as per current planning permission) is £50,800 – this payment will be the purchaser's responsibility.

## Services, tenure and general information

Freehold. We understand that all mains services are in close proximity to the site however all interested parties are deemed to have made their own enquiries to the relevant services authorities and providers.

## Method of Sale

The freehold of this site is offered for sale on an unconditional basis by way of private treaty.

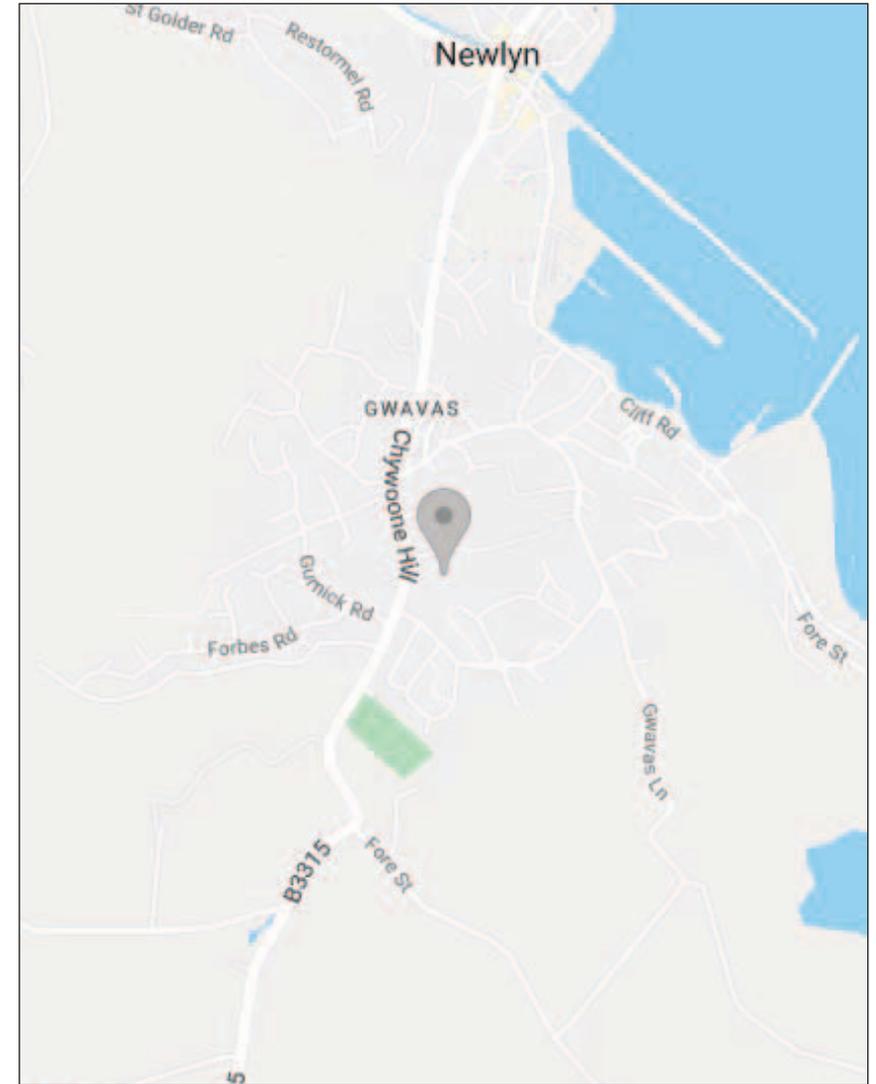
## Viewing arrangements

The site can be viewed from Chywoone Hill during daylight hours. If you require access to the site, please contact Shore Partnership for an appointment





**1 Existing Location Plan**  
1 : 1250



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