



Type: **House**

Location: **St. Marys**

Price: **£120,000**

Bedrooms: **3**

On the instructions of the Duchy of Cornwall

A rare opportunity to acquire a level building plot with planning permission for construction of a detached, three-bedroom house with off-street car parking.

Occupation of the completed dwelling will be restricted to persons meeting a "Specific Local Need".

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

OVERVIEW

Sea View is situated on McFarlands Down, a quiet residential road in the Telegraph area of St Marys. It is approximately 1½ miles from Hugh Town, the tiny “capital” of St Mary’s, with its shops, school, Post Office, harbour and many other amenities.

The site is within easy walking distance of Bants Carn ancient village, a local beauty spot, and the small harbour at Pendrethen.

It comprises a detached bungalow in substantial gardens, now divided into three plots of land; Plots A, B & C.

Plot A is situated to the left of the site (as viewed from McFarlands Down), and extends to approximately 30 metres deep x 10m wide (0.074 acres).

SERVICES

The purchaser will be responsible for the installation of services to the site. Mains water / mains electricity enquiries should be directed to South West Water and Western Power Distribution. Telecom connections should be directed to the purchaser’s preferred provider.

Drainage will be private, to treatment plant on site with soakaway in agricultural land on the opposite side of McFarlands Down. The vendor will install a culvert under McFarlands Down to facilitate the installation of drainage pipes, with the requisite rights & obligations to allow continued use and maintenance of the soakaway. The Purchaser will be responsible for paying any compensation for any losses incurred by the tenant of the land in the event that is necessary as a result of installation.

TOWN PLANNING

Resolution to grant planning permission (P-22-004) was agreed on 15th March 2022 subject to a S106 Agreement restricting occupation of the completed dwelling to persons meeting the Council’s Specific Local Needs criteria.

Copies of the planning application, including site and location plans, design & access statement, and building plans & elevations can be viewed online at: <https://www.scilly.gov.uk/planning-application/planning-application-p22004ful>

The qualifying conditions for Specific Local Needs are as follows:

Any home on the Isles of Scilly that is subject to an occupancy restriction, through a Section 106 Planning Obligation, for Specific Local Need or key Workers, will need to be occupied in perpetuity by a person or persons (and their dependents) with a proven housing need as their principal residence throughout the year.

A proven housing need is where:

1. the property would be their sole private residence; and
2. they need to live permanently on the islands due to their employment circumstances and work commitments; or
3. they have been continuously resident on the islands for at least five years and require new accommodation as a result of the requirement to:
 - vacate tied accommodation; or
 - relocate to more suitable accommodation due to a medical and/or mobility condition; or
 - relocate to smaller accommodation due to under-occupation; or
4. they are a former resident who has previously lived permanently on the Isles of Scilly for a continuous period of at least 5 years and who:
 - a) has been away for educational, training purposes or to obtain work experience or professional or technical accreditation; or
 - b) is currently employed by the armed forces or merchant navy and whose main residence will be on the islands; or
 - c) is retired from the armed forces or merchant navy; or

d) needs to provide substantial care to a relative who has lived continuously on the islands for at least 5 years (substantial care means that identified as required by a medical doctor or relevant statutory support agency).

TENURE

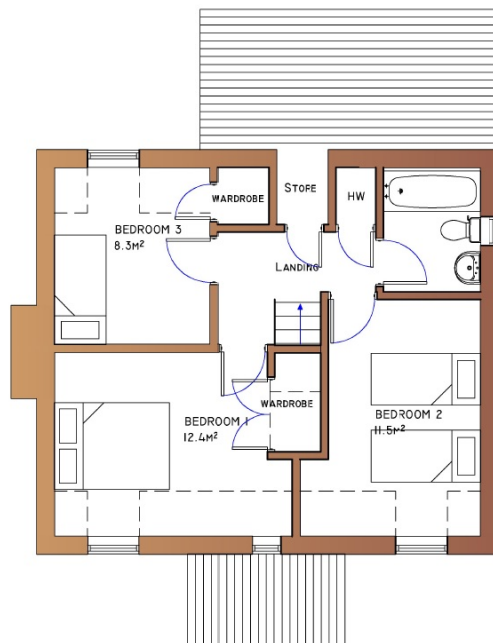
The land will be sold freehold, subject to standard Duchy covenants & restrictions including a reservation of minerals (but not the right to extract) and restriction on alterations and additions.

LOCAL AUTHORITY

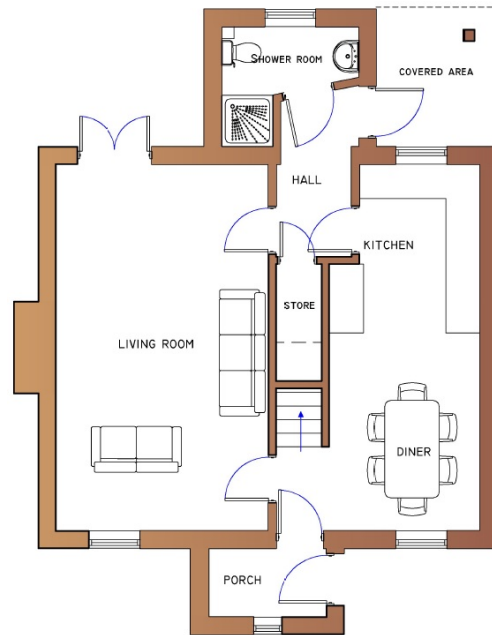
Council of The Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 0300 123 4105.

VIEWING

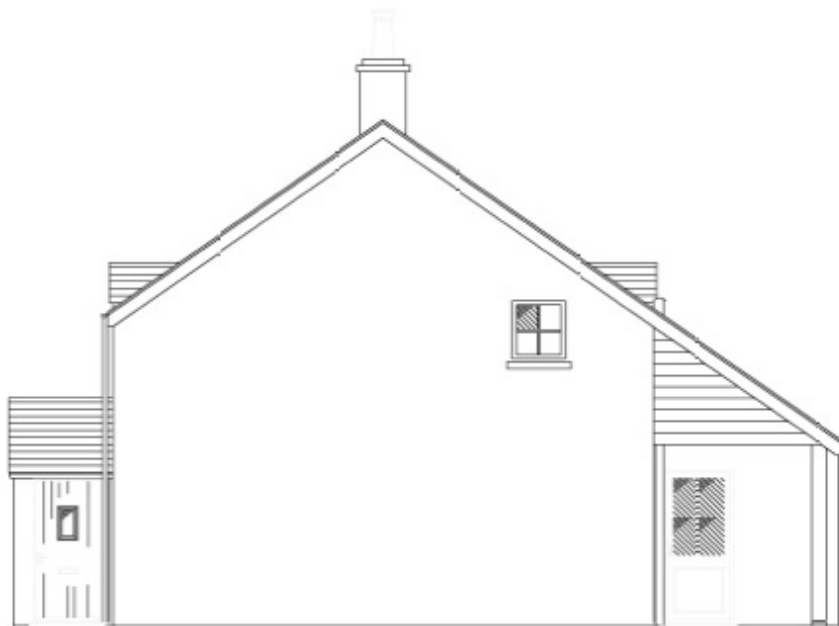
Strictly by arrangement with the Sole Agents, SIBLEYS ISLAND HOMES, Porthcressa, St Mary's, Isles of Scilly, TR21 0JX. Tel: 01720 422431. Fax: 01720 423334.



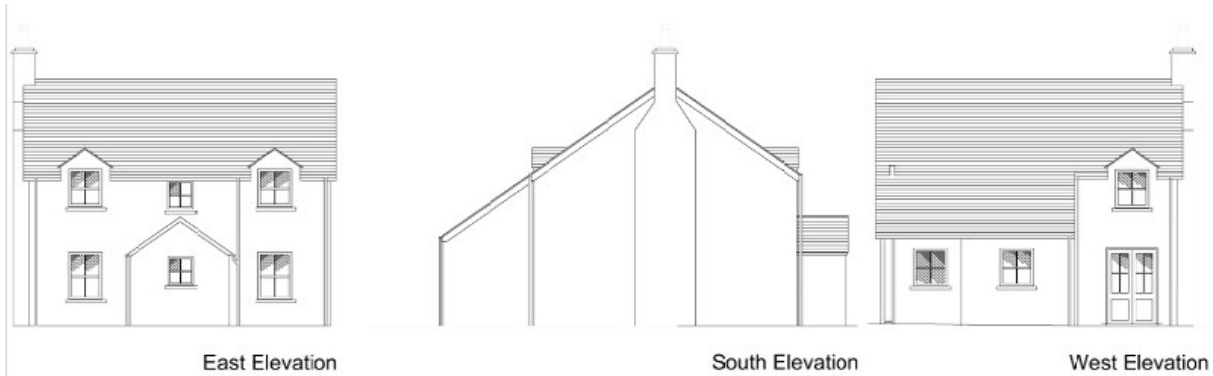
First Floor Plan



Ground Floor Plan



North Elevation



Notes

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Sibleys Island Homes for themselves and for the vendors or lessees of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and all other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations 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 Sibleys Island Homes has any authority to make or give any representation or warranty whatever in relation to this property.