



Type: **House**

Location: **St. Marys**

Price: **£300,000**

Bedrooms: **4**

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, four-bedroom open market house with outbuilding and off-street car parking.

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 C is the largest of the three plots, and includes the existing bungalow. It is situated to the right hand side of the site (as viewed from McFarlands Down), and extends to approximately 30 metres deep x 19m wide (0.141 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

Planning permission (P-22-006) was granted on 15th March 2022 for demolition of the existing bungalow and construction of a detached three bedroom house and outbuilding.

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>

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. There will also be an obligation on the Purchaser to demolish the bungalow within 12 months of the sale.

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.



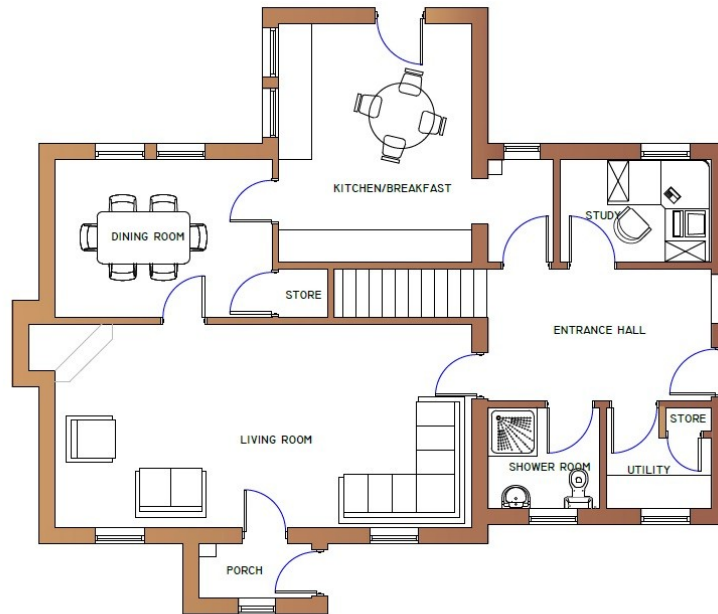
First Floor Plan



East Elevation



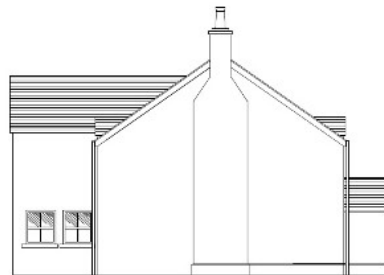
West Elevation



Ground Floor Plan



North Elevation



South 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.