



Land South West of St Kew Golf Club , Bodmin, Cornwall PL30 3EF

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An opportunity to acquire around 1.2 acres of land in this popular village with Conditional Planning Consent for a Residential Care Home.

- Close to Wadebridge
- Site extends to circa 1.2 Acres
- Currently laid to grass
- Conditional Planning Consent
- Ready access to the A39
- Freehold

Guide Price £350,000

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## SITUATION

St Kew Highway is a popular village, around 3.5 miles north east of Wadebridge with direct access onto the A39. Approximately a mile away lies St Kew Churchtown, well known for its historic church and the popular 14th-century pub, the St Kew Inn.

The thriving estuary town of Wadebridge provides an excellent range of everyday amenities including independent shops, supermarkets, primary and secondary schooling, cinema, and a selection of restaurants, sports and social clubs. The picturesque fishing villages of Port Isaac and Port Gaverne lie approximately 6 miles away and offer access to the dramatic North Cornish coastline with numerous sandy beaches and sheltered coves nearby.

Mainline rail services are available from Bodmin Parkway railway station providing regular connections to London Paddington via Plymouth, while Newquay Airport offers scheduled flights to a number of UK and international destinations.

## THE LAND

Approached over a lane that is shared with both the Farmshop and St Kew Golf Club, the land extends to approximately 1.2 acres of level land.

## TOWN AND COUNTRY PLANNING

The land was granted conditional planning consent on 1 May 2024 for 'A community scale care home for up to 28 residents, including staff accommodation, vehicle parking, landscaping and associated works'.

The Planning Reference is PA23/01830 and all interested parties should visit Cornwall Online Planning Register to view the Conditions attached to the permission along with all associated documents.

## SERVICES

We understand that mains Electricity and Water connections are available within the vicinity of the site. Private surface water and foul drainage systems will require installation, and there are relevant conditions relating to this under the consent. All interested parties should make their own enquiries regarding the provision of utilities with the relevant Utility providers and satisfy themselves with regards the availability of suitable connection points.

## OWNERSHIP AND LEGAL TITLE

The sale of the Site is subject to all wayleaves, covenants, easements, quasi-easements, and all other legal rights and encumbrances whether or not disclosed within the marketing material.

## VIEWINGS

Strictly by appointment through Stags. Please note that viewers should be vigilant and take care when viewing the Site for their own personal safety. The agent takes no liability for any injury caused for whatever reason whilst on the land.

What3Words: ///shepherds.requested.giants



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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