

Building Plot at Mountjoy

Building Plot at Mountjoy, Mount Joy, Newquay, TR8 4LN







Newquay 4.4 miles A30(T) 3.5 miles Truro 14 miles

A fine level and individual residential building plot in the hamlet of Mountjoy

- Outline Planning Permission
- Single Residential Dwelling
- Pleasant Site
- Mains Water in Adjacent Public Road
- Mains Electricity Close By
- Good Address
- About 0.20 of an Acre
- Freehold

Guide Price £150,000

SITUATION

The building plot is situated in the hamlet of Mountjoy between St Columb and Quintrell Downs. It is therefore well situated to access the north coast with its surfing beaches and coastal walks, Newquay, Wadebridge and Padstow.

Newquay Airport is about 5 miles and the A30(T),which offers trunk road class motoring facilities through the spine of Cornwall, is about 3.5 miles.

The cathedral city of Truro is about 14 miles to the south being the retail, business and commercial centre of Cornwall.

THE ACCESS AND RIGHT OF WAY

The Purchaser will be granted a right of way from the public road to the Plot between points A and C on the attached plan for identification purposes only.

The first portion of the right of way, between points A and B on the attached plan for identification purposes only, is over a good stone lane, and over the second portion, between points B and C, the Purchaser will be granted all necessary rights to lay a vehicular access to the specification as determined by the grant of Reserved Matters. Maintenance to be shared on a 50/50 basis over the first portion of the lane between points A and B and the Purchaser to be responsible for all maintenance over the second portion between points B and C.

TOWN AND COUNTRY PLANNING

Outline Planning Permission was granted on 20th August 2025 (application no. PA25/04458) for the construction of a detached residential property, including double garage. Copies of the relevant Decision Notice and associated plans are available from Stags' Truro office on request or alternatively can be viewed on the Cornwall Council Online Planning Register – www.planning@cornwall.gov.uk. There will be a Community Infrastructure Levy.

In the usual way, the Outline Planning Permission requires application for the approval of Reserved Matters within three years from the grant of Outline Planning Permission and the commencement of the development of the site within two years from the final approval of Reserved Matters.

DESCRIPTION

The plot is level and accessible and benefits from mains water being in the adjacent public road and there is an electricity pole on the boundary.

The sale will include the polytunnel currently in situ.

The southern boundary is denoted by a row of stakes within the ground.

BOUNDARIES

The interior boundaries of the building plot will be shared with the neighbouring property.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

SERVICES

Mains water: We understand that there is a mains distribution pipe situated within the adjacent public road. The availability for connection has not been checked with South West Water Plc.

Mains electricity: There is a mains electricity pole on the north-western boundary of the plot. The availability of connection has not been checked with National Grid.

Drainage: Onsite private drainage to be installed.

DIRECTIONS

Travelling westbound on the A30(T) exit at the Highgate Hill junction from Newquay. Follow the road around underneath the A30(T) and take the first left onto the A39(T) dual carriageway and drive down to the roundabout. At the roundabout go straight over onto the A392 continuing to Newquay and drive for about 2.5 miles until reaching the hamlet of Mountjoy. Take the first turning on the right and the building plot will be seen on the right-hand side after about 50 yards.

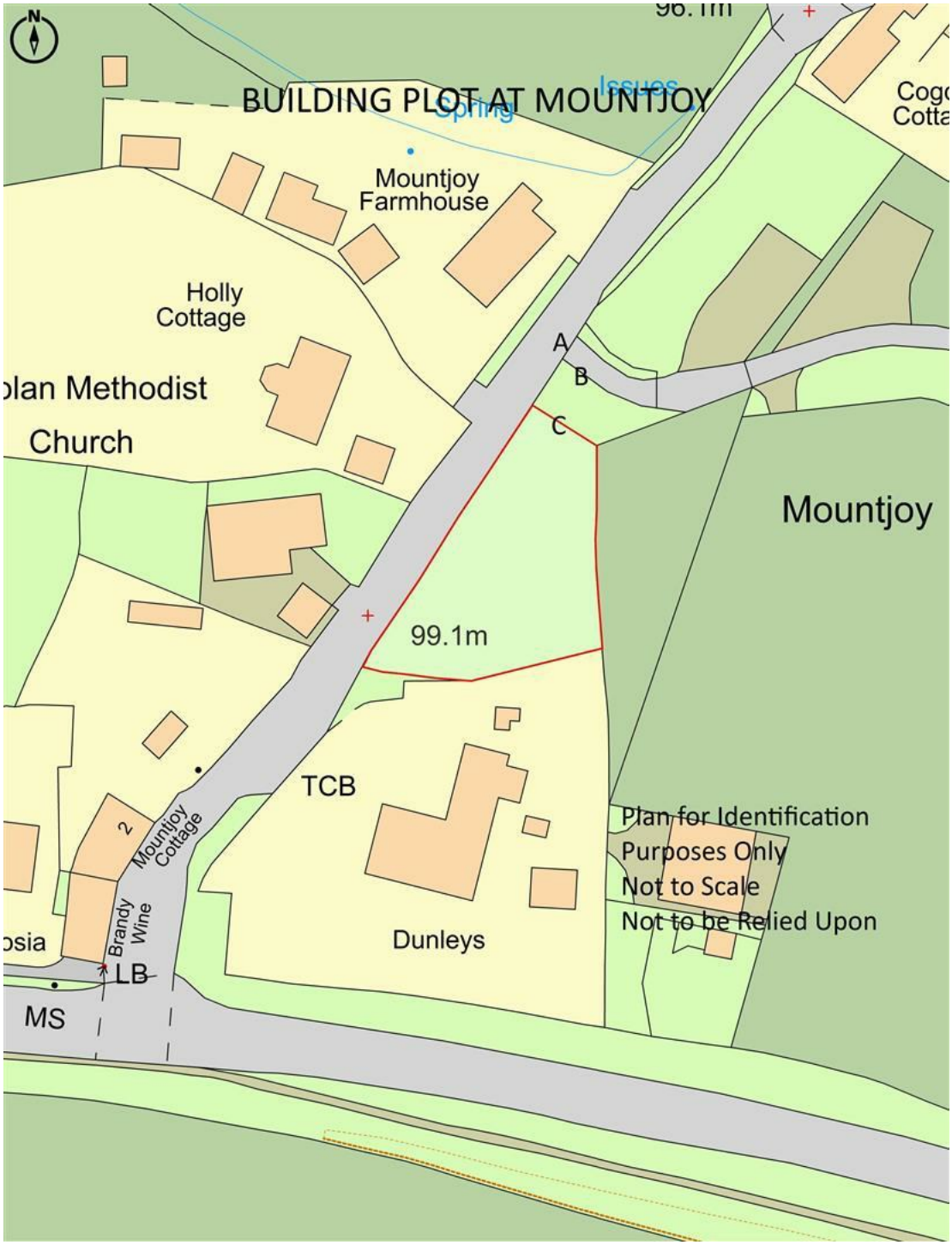




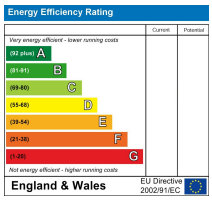








IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers 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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