

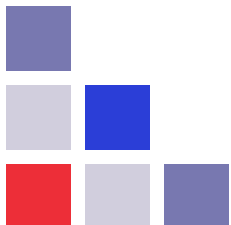
## Building Plot

### Porthcothan Bay, Padstow PL28 8LP

Hazelwells are pleased to offer this rare opportunity to acquire this south facing plot in Porthcothan. Offering sea views and backing onto unspoiled countryside, situated on a private road just a few hundred yards from the stunning sandy shores of Porthcothan Bay. This plot enjoys a prime location on Cornwall's sought-after north coast. Representing an exciting self build and investment opportunity, with draft plans prepared for a new detached home, subject to planning permission. Plot shaded in blue on the plan.

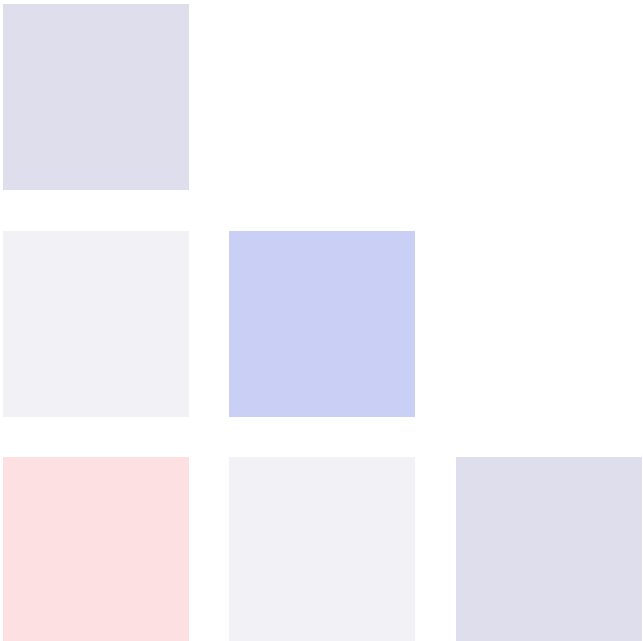
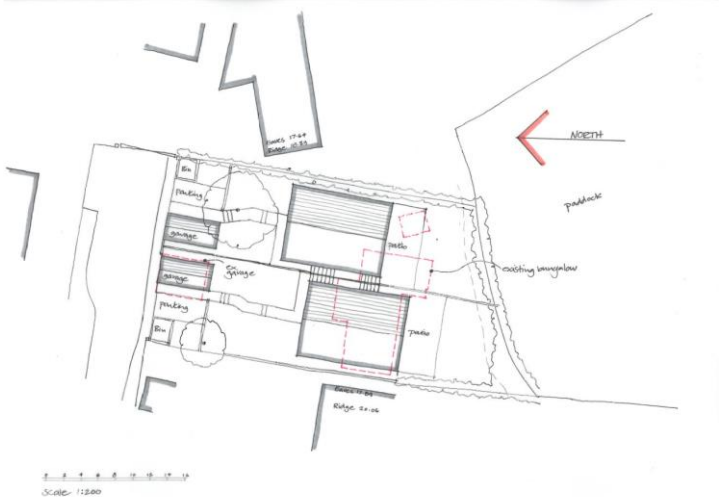
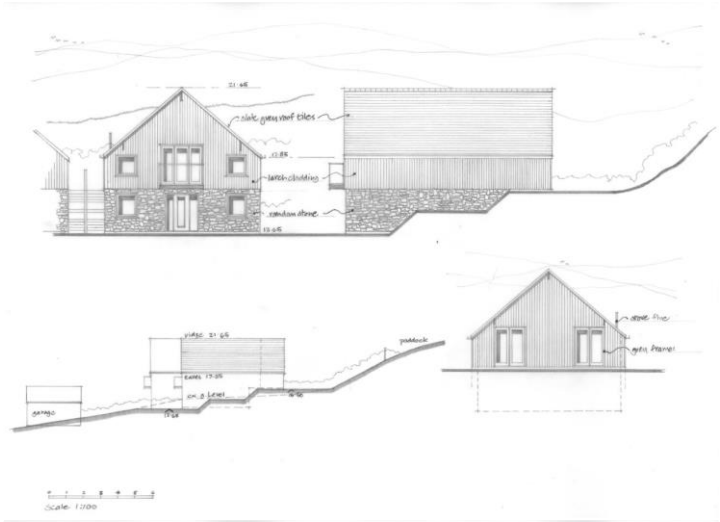
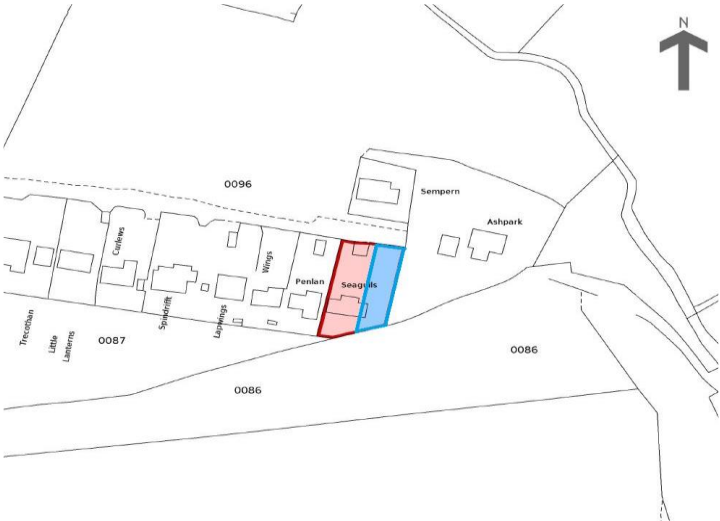
Additional Plot and land available by negotiation. Call for more details.

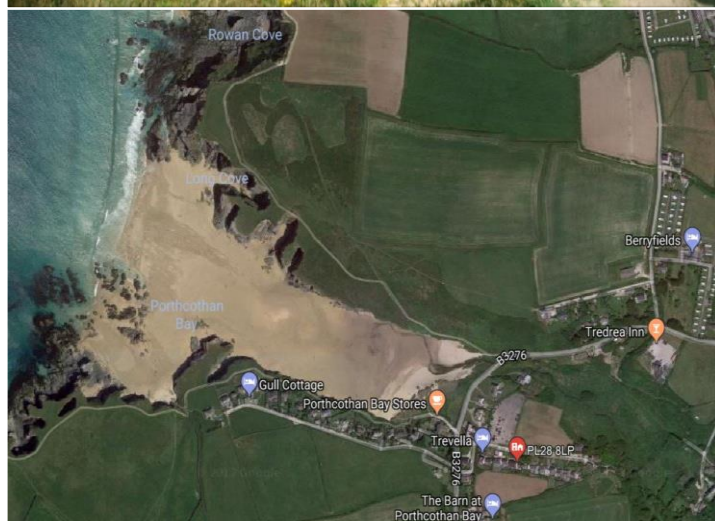
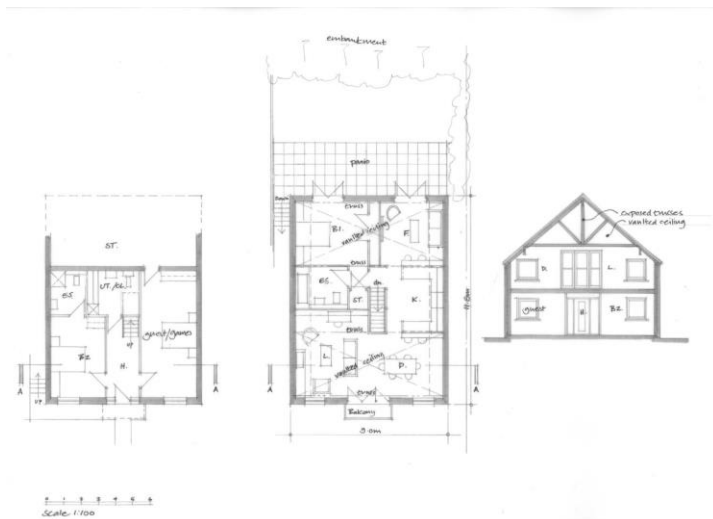
£495,000



**Hazelwells**  
sales & lettings

Porthcothan Bay is set on Cornwall's north coast and benefits from stunning scenery and a beautiful sandy beach with blue seas popular with surfers and bathers alike. Within the immediate area there are a variety of activities on offer including water sports; surfing, sailing, coastal walks and the Camel Trail cycle path. Only 5 miles north to the harbour town of Padstow which offers supermarkets, boutique shops, pubs, cafes and restaurants including Rick Steins Seafood Restaurant. To the south there are a number of bays including, Treyarnon, Mawgan Porth and Watergate Bay. Newquay is 8 miles south and is a popular seaside resort with 7 miles of sandy beaches, shops, bars and restaurants. Newquay Airport only 6 miles from Porthcothan offers regular flights to London, Gatwick, Manchester, other domestic and European Cities.





If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.

