

Building Plot

MAWGAN PORTH



Jackie Stanley
ESTATE AGENTS

- **Building Plot with Detailed Extant Planning Permission**
- **Quiet Sought After Coastal Location With Ocean Views**
- **Proposed Four Bedroom Detached Residence**
- **Three storey Reverse Living Accommodation**
- **Parking for Several Vehicles and Associated Gardens**
- **Planning Application Number C2/06/02046**
- **Extremely Quiet Elevated Position Within Sought After Mawgan Porth**



Jackie Stanley Estate Agents are delighted to bring to the market this exciting development opportunity, situated in a sought after close, and perched above the dramatic headland, wide expanse of golden sandy beach and waterside cafes of Mawgan Porth below.

Conceived and cleverly orientated within the site to maximise the far reaching views of the sea and inland Mawgan Porth, the detailed planning permission granted is for the erection of a large detached dwelling with associated gardens and off road parking all within the attractive and private elevated plot. Naturally, the internal configuration can be adapted subject to planning/building regulation approval.

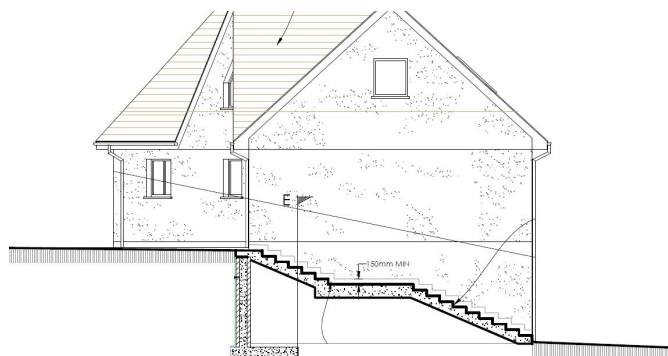
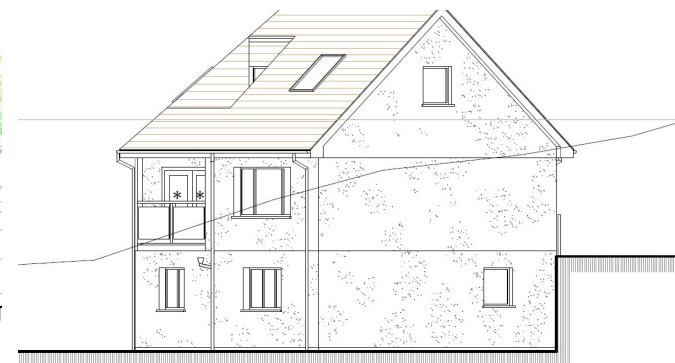
Planning permission was first granted in January 2007 and, with a confirmed material start, the permission is now in perpetuity. The current vendors have completed a full excavation of the site, so the construction of the property can begin in earnest.

The accompanying indicative plans illustrate a three storey reverse living house with off road parking, associated gardens and amenity space. The accommodation comprises two ensuite bedrooms on the first floor with the ground floor accommodation comprising of an open plan lounge, kitchen, dining and family space with centrally located inset balcony.

The lower ground floor has a spacious hallway, two further bedrooms, a family bathroom and integral garage. It is proposed that the surrounding retaining walls be faced in natural stone.

This venture is the perfect opportunity for those seeking to build their own property with wonderful views within this most sought after coastal hotspot.

The proposed new dwelling will be served by mains gas, water, electricity and drainage.



**Building Plot, Tredragon Road,
Mawgan Porth £850,000 guide**



Mawgan Porth is now one of the most sought after locations in North Cornwall. The magnificent sandy beach is famous for water sports activities serving surfers and bathers alike with stunning cliff and coastline walks. Fine dining is available locally at the award-winning Scarlet Hotel as well as first class spa and recreational facilities at The Scarlet and Bedruthan Hotel.

The bay provides a range of amenities including a local store, cafés, various eateries, The Merrymoor public house, surf school, and gift shops. Walkers are well placed to enjoy the wonders of the South West Coastal Path with fabulous walks to the likes of Watergate Bay and Bedruthan Steps both being within easy reach. The newly named Mawgan Porth Golf and Country Club is just a couple of minutes away.

Rick Stein's esteemed Seafood restaurant, Paul Ainsworth's Michelin starred No.6 and cool seafood bar Prawn On The Lawn in picturesque Padstow can be found just a few miles distant. Well situated for ease of transport, Mawgan Porth is less than a 20 minute drive off the main A30 and approximately 2.4 miles from Newquay Airport with its domestic and international flight services. The main line train station at Bodmin Parkway is an approximate 30 minute drive away with routes into London Paddington.

To find the building plot, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Upon entering Mawgan Porth, pass the Bedruthan Steps Hotel and continue round the bend. Heading down the hill towards the beach, turn right into Tredragon Road. After approximately 60 yards, turn left into Tredragon Close and the site can be found on the right hand side. The postcode for satellite navigation is TR8 4DP. What 3 Words: motel.announced.system

