

# Building Plot

MAWGAN PORTH



**Jackie Stanley**

ESTATE AGENTS



- **Located in a Sought After Elevated area of Desirable Mawgan Porth**
- **Minutes from the Glorious Sand & Surf Below**
- **Coastal Views with a Glimpse of the Sea**
- **Planning in Principal has been Granted for a Detached Self Build Dwelling House**
- **Driveway Parking & Garden**
- **Rare Development Opportunity**
- **Planning Number PA25/05437**

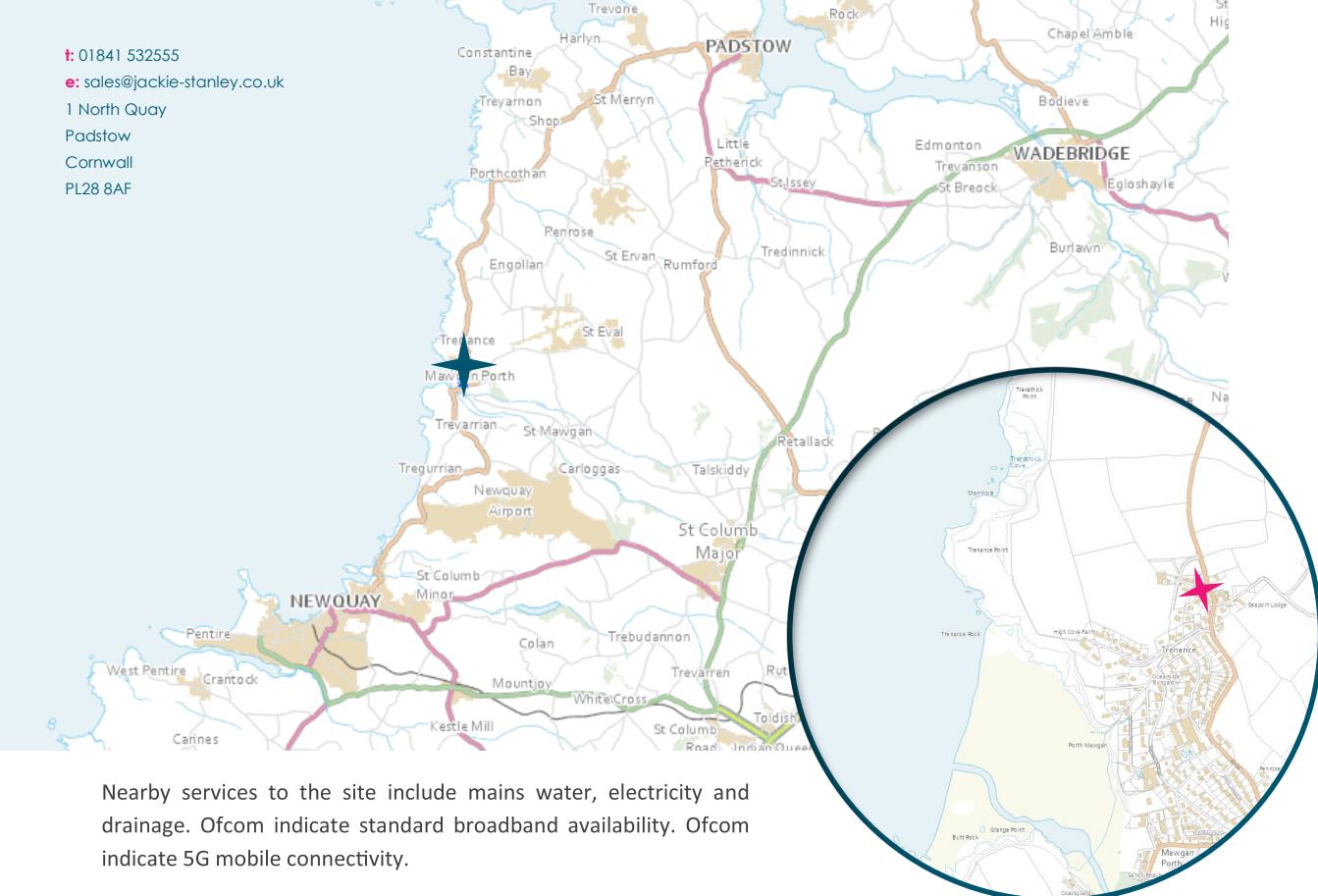
Jackie Stanley are delighted to present to the market a rare development opportunity to create a brand-new home elevated above one of Cornwall's most celebrated surfing beaches — the highly desirable and exclusive coastal hotspot of Mawgan Porth.

Permission in Principle has been sought and granted under planning number PA25/05437 for the erection of one self-build dwelling house, carefully conceived to sit harmoniously within its surroundings. Permission in Principle (PIP) is a streamlined form of planning consent for residential-led developments that separates the assessment of fundamental principles from the detailed technical aspects of a proposal, providing the ideal foundation for a bespoke new home.

The site itself is predominantly laid to lawn and currently features a driveway, detached garage and garden shed. Our client has commissioned the architectural design of a proposed five-bedroom property to fit within the site, which extends to approximately 140m<sup>2</sup>. The eventual purchaser will be required to make an application for technical approval to agree the final design and appearance of the building. This provides the ideal opportunity for someone looking for a self build opportunity for a bespoke dwelling house.

## **Building Plot, Trenance, Mawgan Porth, TR8 4BY £295,000 guide**





Nearby services to the site include mains water, electricity and drainage. Ofcom indicate standard broadband availability. Ofcom indicate 5G mobile connectivity.

Mawgan Porth's magnificent sandy beach is renowned for its outstanding natural beauty, water sports, and dramatic coastal scenery, appealing to both surfers and bathers. The area also offers a wealth of fine dining and leisure facilities, including the award-winning Scarlet Hotel and the Bedruthan Hotel, both of which provide exceptional spa and recreational amenities. The bay itself features a range of local amenities such as a village store, cafés, eateries, The Merrymoor public house, a surf school, and charming gift shops. Walkers can enjoy direct access to the South West Coast Path, with breathtaking routes leading to Watergate Bay and Bedruthan Steps, both within easy reach.

Just a few miles away lies the picturesque fishing port of Padstow, home to Rick Stein's renowned Seafood Restaurant, Paul Ainsworth's Michelin-starred No.6, and the popular seafood bar Prawn On The Lawn. Mawgan Porth is ideally located for convenient transport links, being less than a 20-minute drive from the main A30 and approximately 2.4 miles from Newquay Airport, which offers both domestic and international flight services. The mainline train station at Bodmin Parkway is around a 30-minute drive away, providing direct routes to London Paddington and beyond.

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 the Trenance side of Mawgan Porth, take the first turning on the right and the building plot can be found on the left hand side. The postcode for satellite navigation is TR8 4BY. What3words: bump.node.refuse

