

St Mawgan Plot

ST MAWGAN



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ESTATE AGENTS



- *Prime Development Opportunity in the Beautiful Village of St Mawgan*
- *A Rare Building Plot in one of Cornwall's most Desirable Villages*
- *Outline Planning Permission for a Substantial Single Dwelling with Separate Garage/Home Office*
- *Grounds Extending to Approximately 1/3 of an Acre*
- *Easy Access to Sought After Mawgan Porth, the Coast & Newquay Airport*



Discreetly situated in a wooded valley on the edge of this coveted village is a wonderful opportunity to acquire a large building plot with scope to design and construct a bespoke home.

Set in the heart of the historic village of St Mawgan, a charming and unspoiled village with great local school, pub and village community and easy access to the beach at Mawgan Porth which is 25 minutes by foot or around 5 minutes by car.

Outline planning permission was sought and granted in January 2025 for a substantial single dwelling with detached garage/home office. The site extends to approximately 1/3 of an acre (0.32 acres) of sloping grounds, recently cleared of foliage. Vehicular access to the site is from Ox Lane. Sea views towards Mawgan Porth can also be enjoyed from the top of the site.

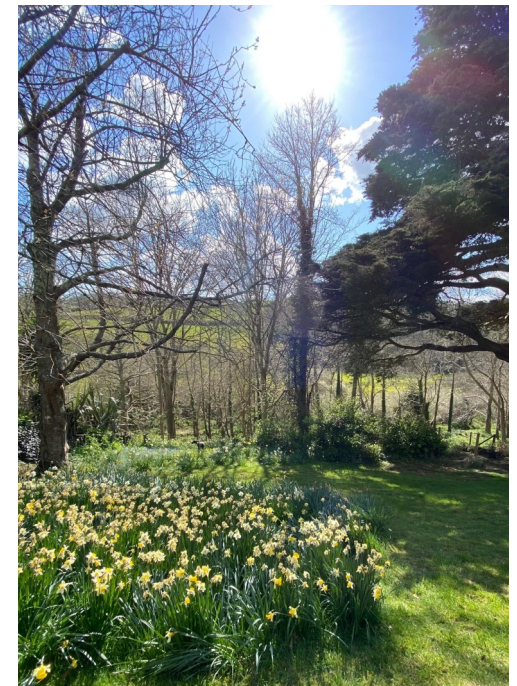
Award winning architects, Arco2, have put together an indicative design which is illustrated in the accompanying CGI's. All block plans, site surveys and reports are available to support a purchaser through the detailed planning stage.



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 & Bedruthan Hotel.

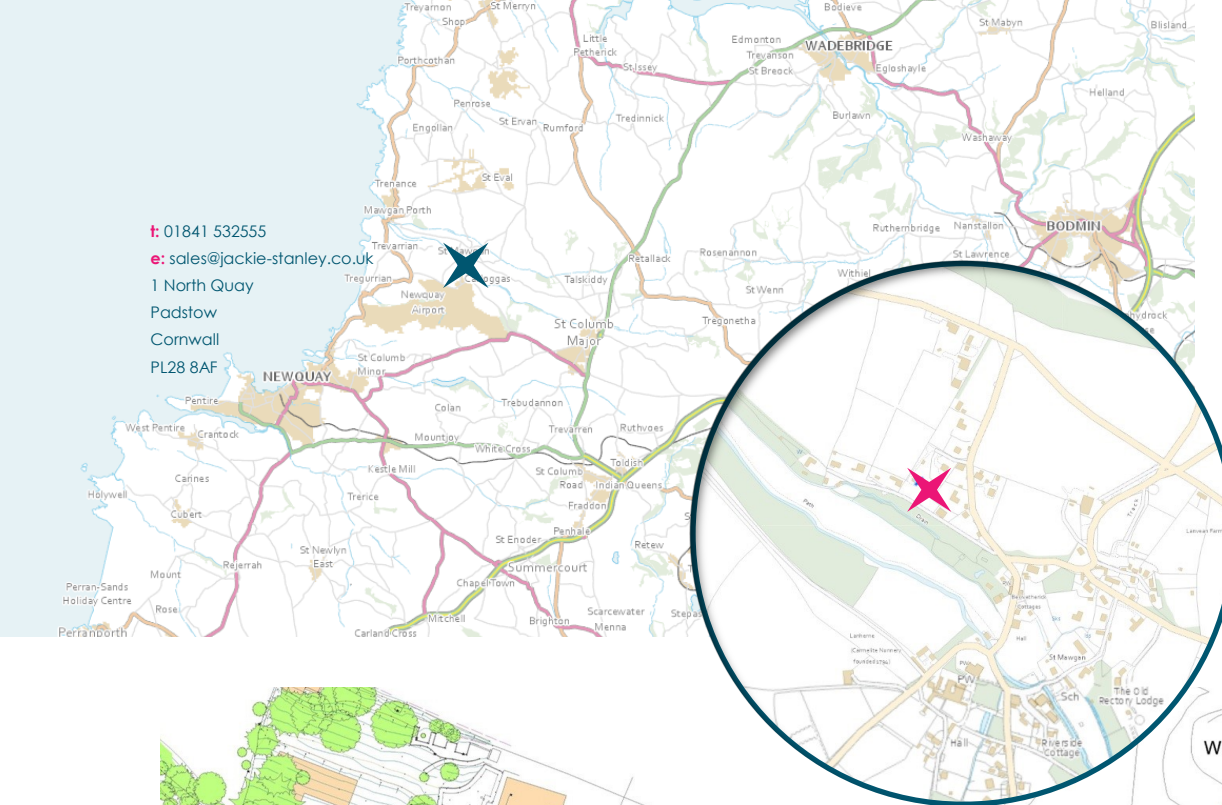
The bay provides a range of amenities including a local store, cafés, various eateries, The Merrymoor public house, surf school and gift shops. Walkers are well placed to enjoy the wonders of the South West Coastal Path with fabulous walks to the likes of Watergate Bay and Bedruthan Steps being within easy reach.

Ofcom suggest superfast broadband availability. Ofcom suggest limited 4G mobile coverage.



**Winsor Lane Building Plot,
St Mawgan, TR8 4EU**
£350,000 guide





St Mawgan Plot is located within the sought after village of St Mawgan and just three miles from the magnificent sandy beach at Mawgan Porth. St Mawgan, a beautiful picture box perfect village, has a post office, stores, the very popular Falcon Inn, a village green and a beautiful 13th Century church as well as a well regarded primary school. Despite its peaceful setting, St Mawgan is also just a couple of minutes from Newquay Airport, providing direct access to London and beyond, making it ideal for those seeking a coastal escape without sacrificing convenience.

To find St Mawgan Plot, head east or west on the A39 and turn off the St Columb roundabout at signs to Newquay and St Mawgan. Follow to A3059 towards Newquay passing Mole Valley Farmers along the way. After the Gulf petrol station, turn right at signs for Watergate Bay and St Mawgan. Follow this road towards Newquay airport and then turn right at the signpost for St Mawgan. Follow the road all the way down the hill and into the village. Pass the church and head over the bridge. Continue up the hill for approximately 1/3 of a mile before turning left in Winsor Lane. Please park at the end of Winsor Lane and proceed to the plot on foot. The postcode for satellite navigation is TR8 4EU. What3words: shrubbery.piston.agent

