

STUNNING DEVELOPMENT SITE FOR 5 APARTMENTS

56 SEA ROAD CARLYON BAY CORNWALL PL25 3SG

- Conditional Planning Permission – application ref PA22/11397
- PA23/00668/PREAPP – In principle support for sub division of top floor
- Prime position, highly sought after location
- Wonderful views and aspect across St Austell Bay
- Guide Price £2M

KLP
KITCHENER
LAND AND PLANNING

VIEW OVER SITE LOOKING SOUTH

THE SITE – PL25 3SG

KLP are delighted to offer this prime residential development opportunity with planning permission for 5 luxury apartments offering wonderful views to the south across St Austell Bay. The site is situated on the seaward side of Sea Road, one of Cornwall's premier cliff top private roads. The south west coastal footpath runs along the south boundary.

The property on the site has been demolished. The land has a gentle fall north to south and the scheme design takes advantage of topography with the entrance level from the car parking area being the middle of the three floors. The approved scheme provides for two apartments each on the garden level (1326sqft and 1317sqft) and the entrance level (1209sqft and 1313sqft), and a single penthouse apartment (2668sqft) on upper level.

Given the elevated position and with the benefit of balconies (and also private terraces for units 1 and 2) each apartment will benefit from glorious views to the south across St Austell Bay.

CARLYON BAY, ST AUSTELL

Located approximately 2 miles east of St Austell, Carlyon Bay is a sought after settlement located adjacent to the south Cornwall coast, the south west coast path and Crinnis Beach overlooking St Austell Bay. Carlyon Bay offers a range of local shops, services and amenities including the prestigious Carlyon Bay Hotel and 18 hole golf course.

Nearby St Austell offers a wider choice of shops, services and amenities including two secondary schools, Cornwall College and a mainline railway station on the Penzance /Paddington line. Newquay airport is approximately 17 miles distant and offers a range of mainly domestic flights.

PLANNING & TECHNICAL

Cornwall Council granted conditional planning permission under application PA22/11397 for the demolition of a single dwelling and garage, erection of a block of 5 flats; provision of nine parking spaces and associated landscaping (without compliance with condition 2 of PA16/06018 dated 04 October 2016) at 56 Sea Road, Carlyon Bay, Cornwall, PL25 3SG, dated 16 March 2023. A Community Infrastructure Levy (CIL) is applicable, a CIL liability notice dated 17 March 2023 confirms a required payment of £13,172.96, (subject to indexation). No Section 106 Agreement is relevant to this planning permission.

PA23/00668/PREAPP dated 19 July 2023 confirms in principle, that the sub division of the top floor apartment to form two apartments, without an increase in floor area, is acceptable.

A planning & technical information pack accessed by a drop box is available on request.

METHOD OF SALE

The freehold of the plot is offered for sale by Private Treaty. Guide £2M

VIEWING

Strictly by appointment with KLP on 01392 879300
what3words – altitude.visits.piled

CONTACT – Darryl Hendley



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Clyst Road, Topsham
Exeter, EX3 0DB
Email: darryl@klp.land
01392 879300
07850 275265

Ref: 874/DH/R3



Client	Anglo Italian Property Ltd. 39A Belsize Lane, London, NW3 5AS	
Job Title	Red House 56 Sea Road, St Austell, PL25 3SG	
Drawing Name	Location Plan 1:1250	
Drawing Status	Proposed Amendment: Enlarged Penthouse	
Drawn by	RE	Date 26.Nov.2020
Checked by	FE	Date Revision 16 December 2022
Drawing Scale	1:1250	
Project No / Dwg No / Revision	1401 / B0.00	02

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/Volumes/Daten/01 Projekte/01 England/1401 Red House/12.0_Drawings/
12.3_Planning/1401_RED HOUSE 20221201 Planning.pln

LOCATION PLAN – NOT TO SCALE

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SITE PLAN – NOT TO SCALE

Client
Anglo Italian Property Ltd.
39A Belsize Lane, London, NW3 5AS

Job Title
Red House
56 Sea Road, St Austell, PL25 3SG

Drawing Name
Site Plan 1:250

Drawing Status
Proposed Amendment: Enlarged Penthouse

Drawn by
RE

Date
26.Nov.2020

Checked by
FE

Date Revision
16 December 2022

Drawing Scale
1:250

Project No / Dwg No / Revision
1401 / B0.01

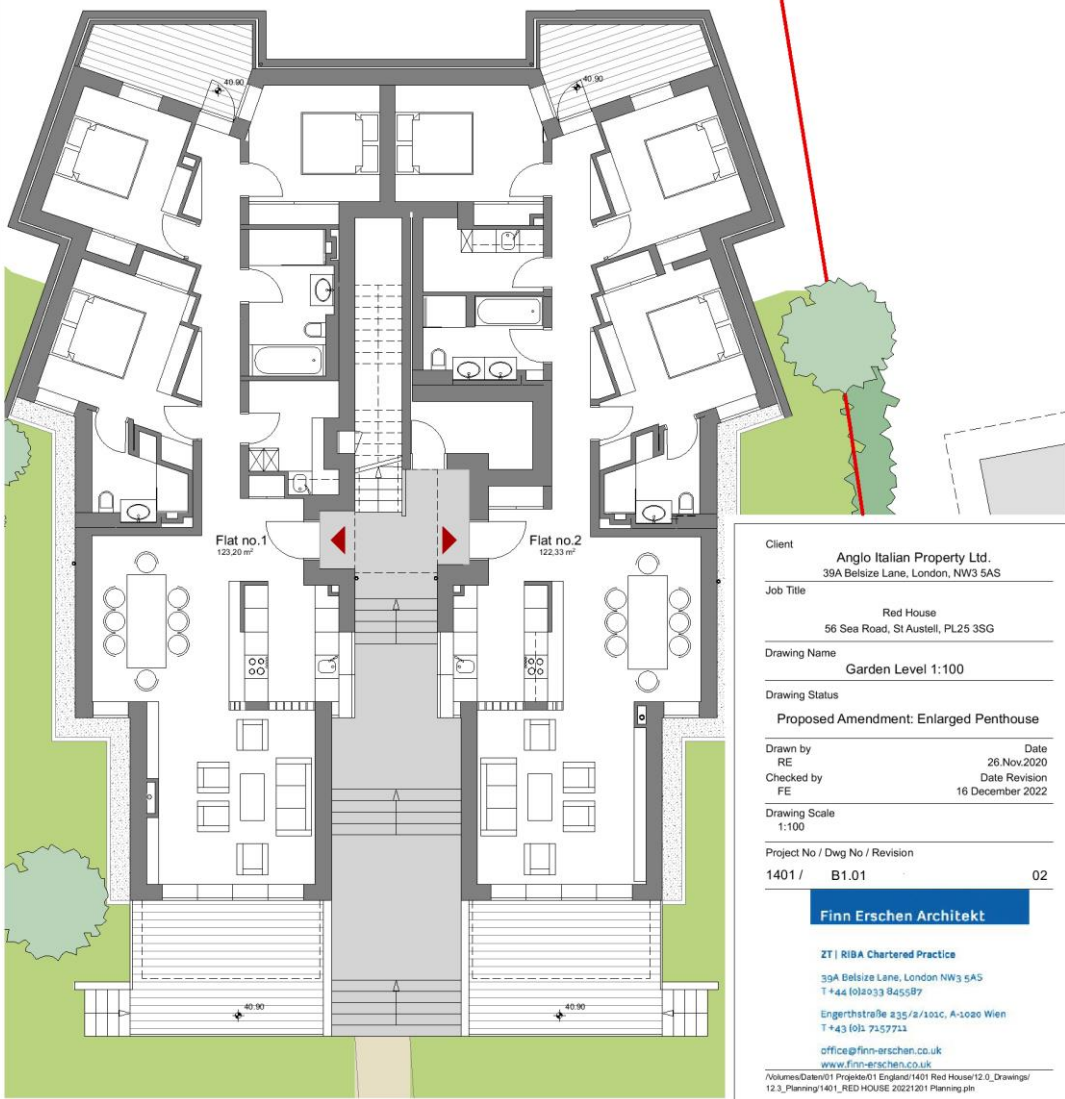
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12.3_Planning/1401_RED HOUSE 20221201 Planning.pln

FLOOR PLAN – GARDEN LEVEL
NOT TO SCALE

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Client
Anglo Italian Property Ltd.
39A Belsize Lane, London, NW3 5AS

Job Title
Red House
56 Sea Road, St Austell, PL25 3SG

Drawing Name
Garden Level 1:100

Drawing Status
Proposed Amendment: Enlarged Penthouse

Drawn by RE Date 26.Nov.2020
Checked by FE Date Revision 16 December 2022

Drawing Scale
1:100

Project No / Dwg No / Revision
1401 / B1.01 02

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12_3_Planning/1401_RED HOUSE 2022/1201 Planning.pln

FLOOR PLAN – ENTRANCE LEVEL
NOT TO SCALE



Client
Anglo Italian Property Ltd.
39A Belsize Lane, London, NW3 5AS

Job Title
Red House
56 Sea Road, St Austell, PL25 3SG

Drawing Name
Entrance Level 1:100

Drawing Status
Proposed Amendment: Enlarged Penthouse

Drawn by RE Date 26.Nov.2020
Checked by FE Date Revision 16 December 2022

Drawing Scale
1:100

Project No / Dwg No / Revision
1401 / B1.02 02

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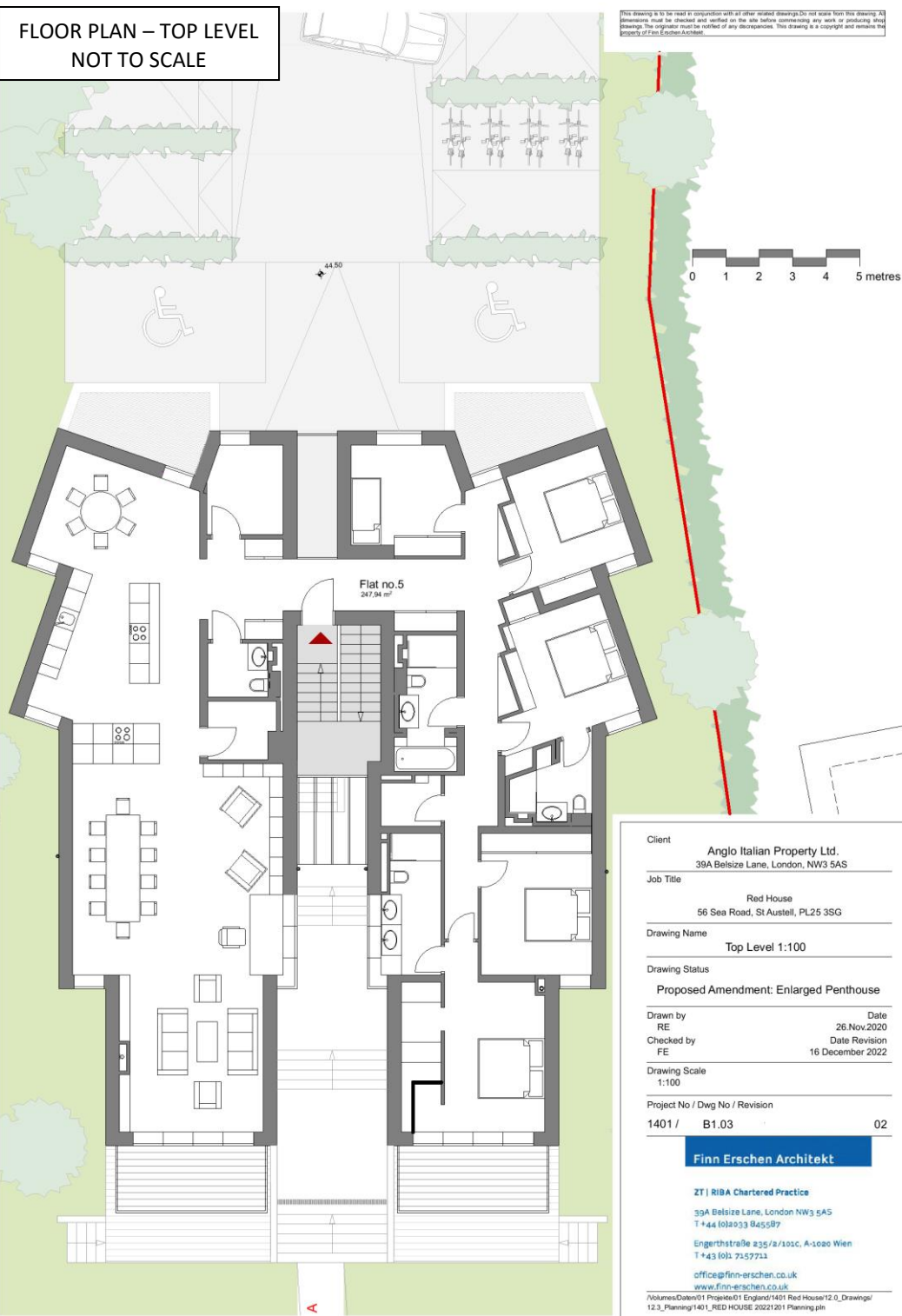
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**FLOOR PLAN – TOP LEVEL
NOT TO SCALE**



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Client
Anglo Italian Property Ltd.
39A Belsize Lane, London, NW3 5AS

Job Title
Red House
56 Sea Road, St Austell, PL25 3SG

Drawing Name
Top Level 1:100

Drawing Status
Proposed Amendment: Enlarged Penthouse

Drawn by
RE
Date
26 Nov.2020

Checked by
FE
Date Revision
16 December 2022

Drawing Scale
1:100

Project No / Dwg No / Revision
1401 / B1.03 02

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**SOUTH ELEVATION - WIDER CONTEXT
NOT TO SCALE**



South Elevation Wider Context 1:250

0 1 2 3 4 5 metres

Client
Anglo Italian Property Ltd.
39A Belsize Lane, London, NW3 5AS

Job Title
Red House
56 Sea Road, St Austell, PL25 3SG

Drawing Name
South elevation wide

Drawing Status
Proposed Amendment: Enlarged Penthouse

Drawn by
RE
Date
26 Nov.2020

Checked by
FE
Date Revision
16 December 2022

Drawing Scale
1:250

Project No / Dwg No / Revision
1401 / 04.2.5 02

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EXISTING ACCESS



SITE LOCATION

VIEW FROM SOUTH OVER SITE



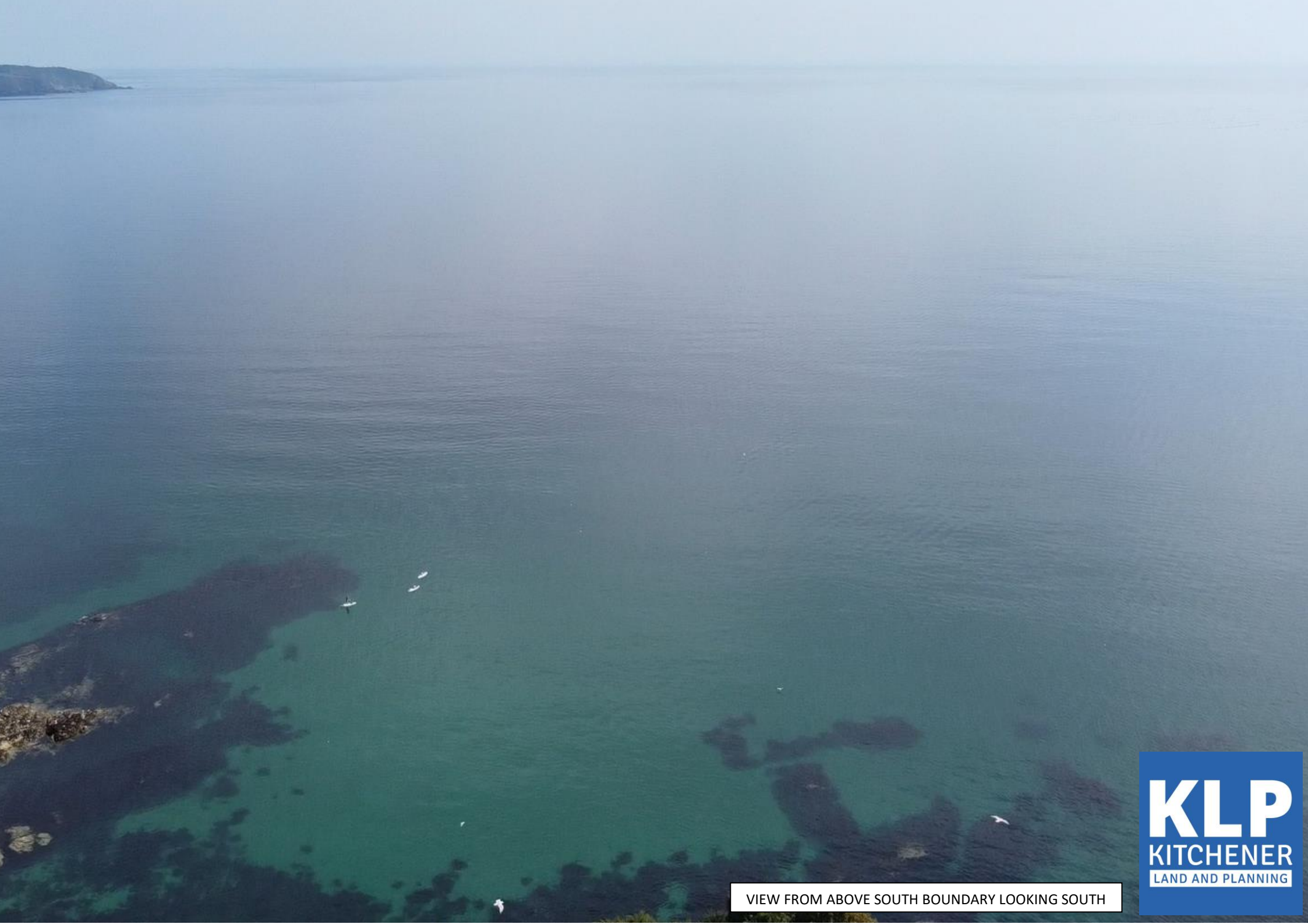
VIEW FROM SOUTH OVER SITE



VIEW FROM EAST OVER SITE



VIEW FROM SOUTH BOUNDARY LOOKING EAST



VIEW FROM ABOVE SOUTH BOUNDARY LOOKING SOUTH