

# SUPERB BUILDING PLOT

## FRESHWATER LANE ST MAWES CORNWALL TR2 5AR



- Conditional Planning Permission PA21/12298 – 08 Mar 22 OR
- Conditional Planning Permission PA23/04966 – 07 Sep 23
- Approximately 0.22 hectares / 0.54 acres
- Stunning sought after location, beautiful views
- Guide £1.5M

**H Tiddy**

**KLP**  
KITCHENER  
LAND AND PLANNING

*red line denotes approximate plot boundary*

## THE PLOT – TR2 5AR

For those who desire to build a striking 21<sup>st</sup> century bespoke riverside home of architectural merit, an unrivalled opportunity exists to purchase an individual building plot of around half an acre. Located in one of Cornwall's most prestigious postcodes, the most recent planning permission (PA23/04966) is for a contemporary three-storey art deco style luxury residence. Sitting in a grandstand position, just moments from the water's edge, the proposed property and its garden landscaping is designed to maximise the tranquil and captivating views over the Percuil River and surrounding National Trust countryside. The location for this dream home, once built, would create an idyllic family home or summer retreat.

The proposed property is an impressive contemporary designed three-storey house extending we understand to approximately 6,900sqft (641sqm) comprising an H-shaped building with two slightly offset perpendicular wings set on a L-shaped lower ground floor. It combines a fusion between new and old, architecturally sympathetic yet unique within the surroundings. The proposed material palette reflects the simplicities of art deco design with rendered external walls, metal windows and timber doors.

The current scheme is for a thermally efficient home which utilizes the latest technology to minimise energy usage. Offering family sized, spacious light and airy levels of accommodation, the new property is able to offer flexible space that meets the requirements of modern day eco and coastal living, together with guest accommodation, landscaped gardens for relaxation and enjoyment plus parking facilities for both cars and watercraft.

The external landscaping forms a very important feature of the planning permission. The key themes involve: framing a synergy with the dwelling to allow the outside within including forming a 'Mediterranean style' courtyard as a sheltered social and entertainment space; achieve maximum enjoyment of the beautiful river views; creating a variety of terraced garden spaces for relaxation and capture the all-day and evening sun; landscaping a kitchen garden with

greenhouse for food cultivation; creating habitats for insects and small wildlife including a bee station: building a gradual driveway and parking facilities to cater for day to day requirements plus additional parking for winter boat storage, a necessity for waterside living, and creating a pedestrian side path / ramp leading from the bottom to the top with various featured landings to the main external spaces.

In summary, with planning permission in place, the site cleared and public sewer re-routed, its is possible for building and ground works to be commenced immediately post completion. Equally, subject to any necessary planning revisions being granted, this remarkable opportunity will appeal to those looking to build their coastal dream home to their own design aspirations and specifications.

## ST MAWES

With its charming waterside bars and shops, enchanting St Mawes has long been one of the county's most desirable locations.

Life here revolves around the water and there are numerous moorings in the harbour. There's also an active sailing club, with a full programme of regattas, club races and national championships.

The village itself is in an Area of Outstanding Natural Beauty, with much of the surrounding landscape owned by the National Trust. Wander past quaint thatched cottages to the harbour quay and you'll be greeted by sweeping sea views and the green hills of the Roseland Peninsula. You could while away afternoons exploring the south-facing beaches and Tudor castle, or hop on a ferry to Falmouth and enjoy the bustling shops and cosmopolitan atmosphere.

There's plenty happening in the evenings too. Visit one of St Mawes' two quintessentially Cornish pubs, enjoy cocktails or a superb fine dining dinner on the terrace of the chic Idle Rocks or at Olga Polizzi's renowned Hotel Tresanton.

## PLANNING & TECHNICAL, GENERAL INFORMATION

Under Planning Application Number **PA21/12298**, an approval was granted in December 2021 to demolish the existing 1985 built detached house and garage to construct a new family home of around 6,900 square feet (641 square metres) that was contextually appropriate and practical, with high quality specifications but of a more traditionally aesthetic external design.

Upon further ground work investigations, the owners of Herons Reach found a South West Water adopted mains sewer on the site causing complications and constraints to the new build project. Planning Permission was then granted to relocate the mains sewer (South West Water Reference Number WR3657087). The existing 1985 built house was demolished and the mains drain was re-directed. During this pause in time, the owners decided to reevaluate the architectural style and design of the new build house.

Under Planning Application Number **PA23/04966**, on 7<sup>th</sup> September 2023, permission was granted by Cornwall Council to build a new dwelling to replace the demolished house on the site. The planning permission for the amended design followed the same layout and scale as the initial approved scheme. There are striking revisions to the appearance of the proposed dwelling including a complimenting garden landscaping scheme plus partial re-siting of the main dwelling on the site to cater for the re-routing of the mains drain.

**Services:** We are advised mains water, electricity and drainage on site. Superfast broadband fibre ready for connection (FTTP installed). Overhead power cables removed. Interested parties should make their own enquiries.

**Community Infrastructure Levy (CIL)** is applicable however a number of exemptions can be applied for including self build housing.

**Tenure:** Freehold    **Land Registry Title Number:** CL17079

**Percuil River Moorings Ltd** manages over 500 moorings in the Percuil

River on behalf of its licensees. Mooring sizes range from 12 to 40 feet. For mooring loan availability and further information please visit their website.

A comprehensive Planning & Technical information pack is available on request, via a drop box link.

## METHOD OF SALE

Freehold For Sale by Private Treaty, Guide £1.5M

## VIEWING

By appointment with our Joint Sole Agents - H Tiddy Estate Agents

what3words: wonderfully.equipment.bEEP

## Joint Sole Agents



The Square, St Mawes  
Truro, Cornwall, TR2 5AG  
01326 270212  
sales@htiddy.co.uk  
www.htiddy.co.uk  
Attn: Mark Wilson



Newcourt Barton, Clyst Road  
Topsham, Exeter, EX3 0DB  
Email: [darryl@klp.land](mailto:darryl@klp.land)  
Mobile: 07850 275265 DD. 01392 925131  
Tel. 01392 879300  
Attn: Darryl Hendey

**Ref 988/DH/R2**



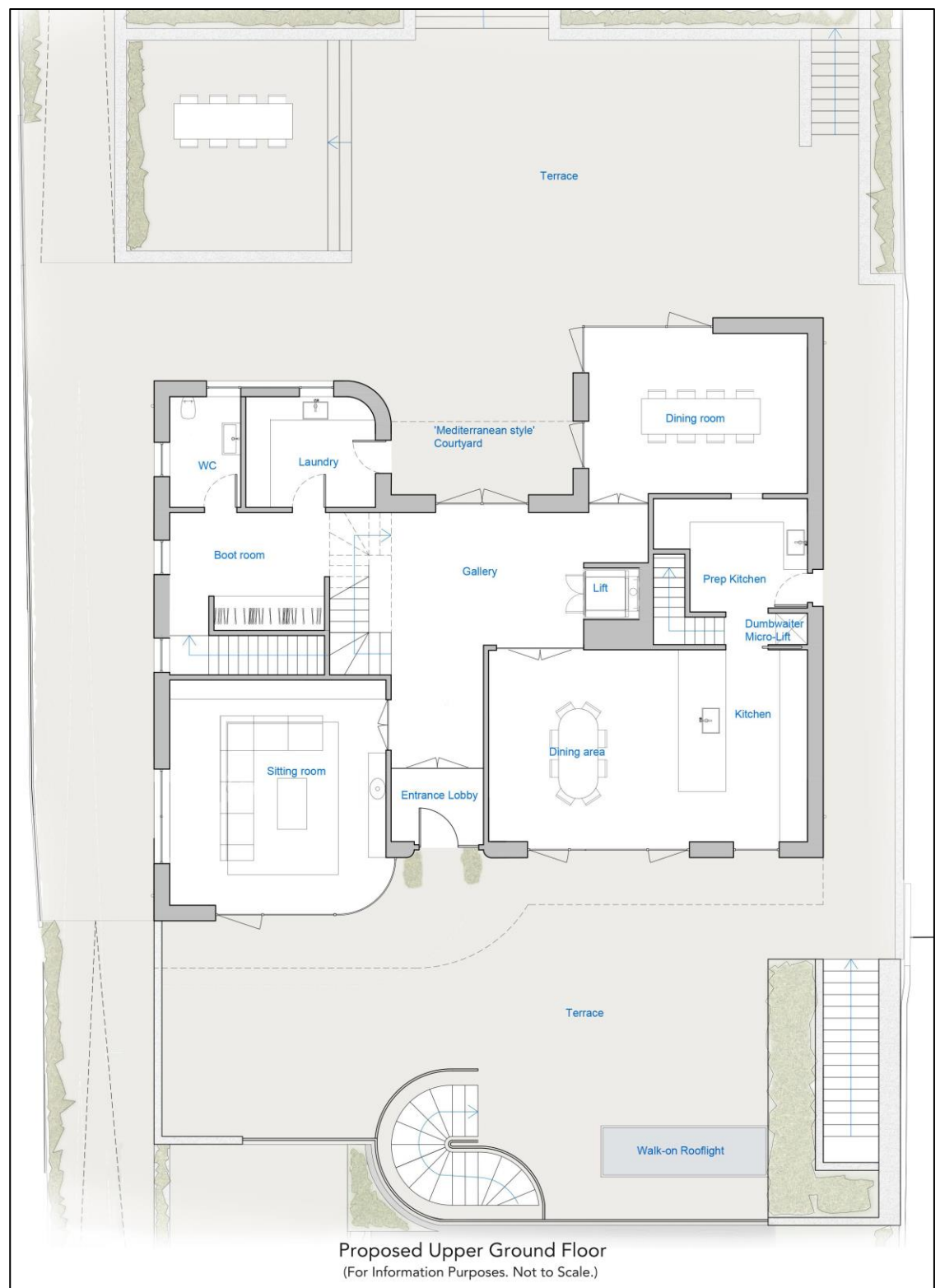
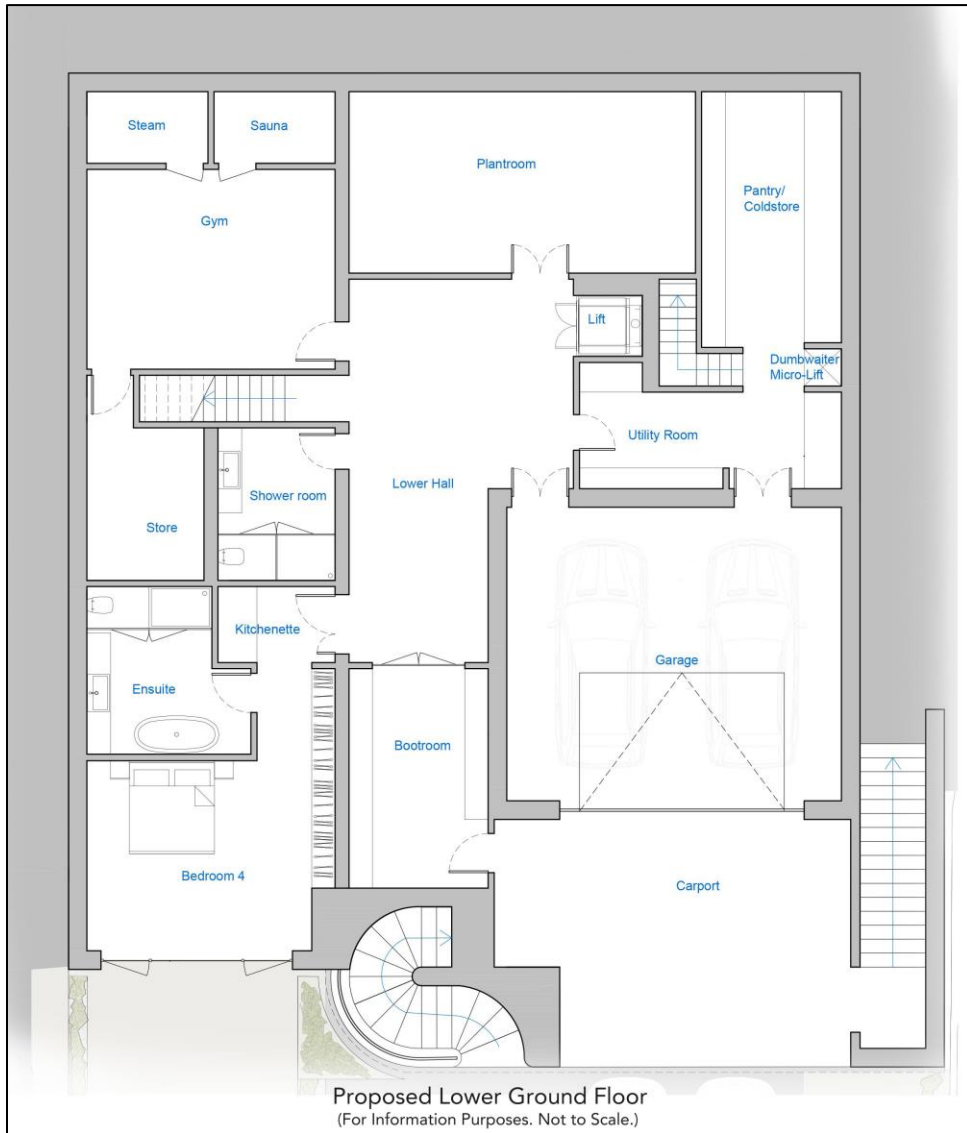
approximate location plans - Not to Scale

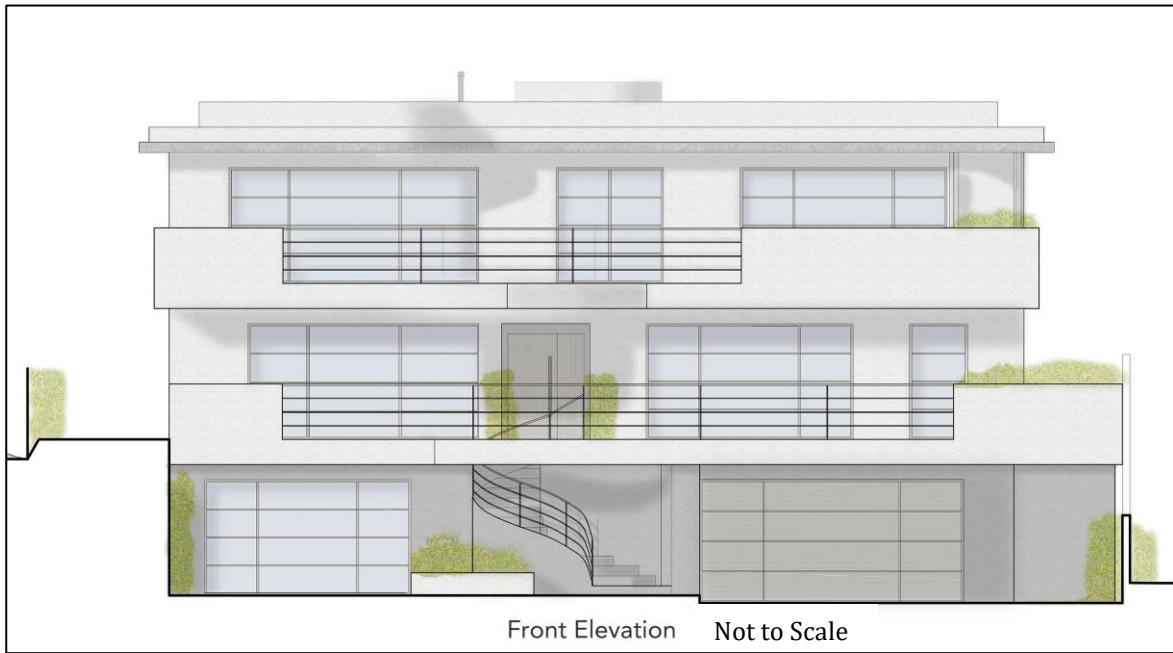


red line denotes approximate plot boundary  
Not to Scale



Artists Impression - cgi

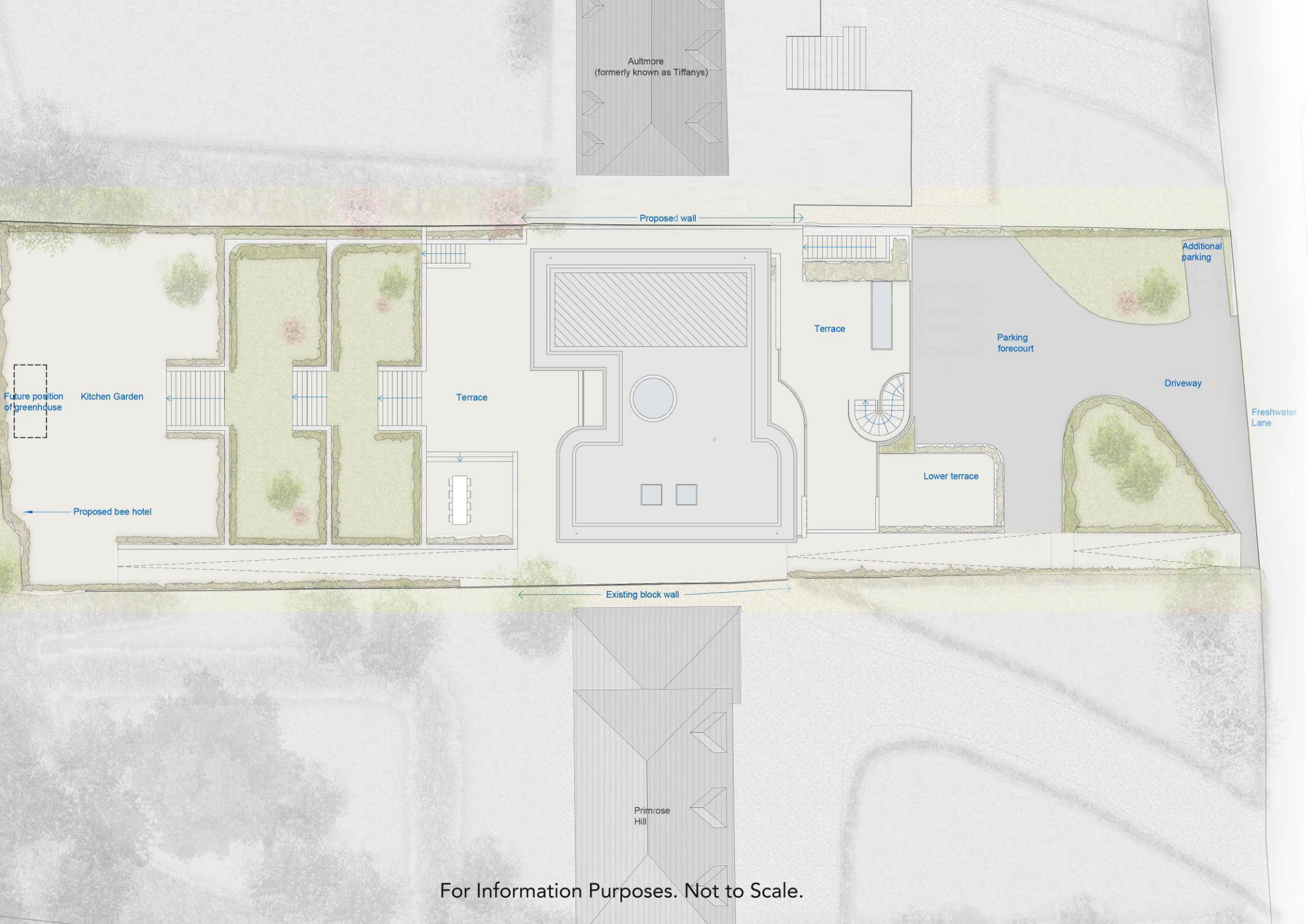




Front Elevation Not to Scale



Rear Elevation Not to Scale



Aultmbre  
(formerly known as Tiffanys)

Proposed wall

Additional parking

Terrace

Parking forecourt

Driveway

Freshwater Lane

Future position of greenhouse

Kitchen Garden

Terrace

Lower terrace

Proposed bee hotel

Existing block wall

Primrose Hill

For Information Purposes. Not to Scale.





*red line denotes approximate plot boundary*



**H Tiddy**

*view from plot*

**KLP**  
KITCHENER  
LAND AND PLANNING