



MAY WHETTER & GROSE

56 SEA ROAD, CARLYON BAY, PL25 3SG GUIDE PRICE £1,600,000



*** SUPERB COASTAL PLOT ***

SITUATED ON ONE OF CORNWALL'S PREMIER CLIFF TOP PRIVATE ROADS, SEA ROAD, IS THIS FORMER SITE OF A SINGLE DWELLING. EXTENDING TO AROUND 0.30 ACRES.

THIS SUPERB PLOT BENEFITS FROM CONDITIONAL PLANNING CONSENT FOR THE ERECTION OF A BLOCK OF FIVE FLATS, PROVISION OF NINE PARKING SPACES.

A POSITIVE PRE APPLICANT HAS BEEN RECEIVED FOR THE SUB DIVISION OF THE TOP FLOOR INTO 2 APARTMENTS THUS GIVING 6 APARTMENTS WITH IMPROVED PARKING, LIFT ACCESS AND LARGER BALCONIES.

SEE AGENTS NOTES WITH PLANNING REFERENCE NUMBERS



Situated in the popular coastal location of Carlyon Bay which offers a range of amenities including a championship golf course, Edie's restaurant and a 4* hotel with two restaurants, and Chinese restaurants. Charlestown which is a popular Georgian harbour side village, is approximately one mile and can also be reached by the coastal footpath almost opposite the property, and is situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats, and has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers, The Eagle Has Landed and Poldark, largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses.

Directions:

The property is approached by passing Charlestown Primary School on the left hand side, then taking the first right hand turning into Sea Road. Follow the road and the property will appear on the right hand side approximately half way along.

Services:

Purchasers must make their own enquiries regarding the site although it is believed all mains services are available.

Planning History

Details and associated drawings can be viewed on Cornwall Councils Online Planning Register.

Site and context

The site lies within the settlement of Carlyon Bay. Planning permission was originally granted for the demolition of a single dwelling and garage, the erection of a block of five flats; provision of nine parking spaces and associated landscaping under PA16/06018. A Certificate of Lawfulness for 'demolition of residential dwelling as commencement of development granted planning permission PA16/06018' was granted under PA18/11665 which confirms that this permission was lawfully commenced. A S73 application was submitted, and permission granted under PA22/11397 for the reconfiguration of the first floor to increase the size of the top floor flat, alterations and increase in footprint of the entrance level floor and changes to the balcony design.

Planning On Going



A pre applicant has been submitted and received for the sub division of the top floor into 2 apartments under the following reference and with the following conclusion.

Pre-application PA23/00668/PREAPP

Conclusion

In summary, from the information submitted the principle of the sub-division of the top floor flat approved under PA22/11397 without an increase in floor area is acceptable subject to any future application addressing the points raised in the main body of the report.

Viewing



Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

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