



MAY WHETTER & GROSE

**56 SEA ROAD, CARLYON BAY, PL25 3SG**  
**GUIDE PRICE £2,000,000**



**\*\*\* 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 AND ASSOCIATED LANDSCAPING UNDER APPLICATION NO: PA16/06018. IN FEBRUARY 2019, A CERTIFICATE OF LAWFUL DEVELOPMENT WAS GRANTED CONFIRMING THAT THE DEMOLITION OF THE ORIGINAL DWELLING WAS COMMENCEMENT OF DEVELOPMENT FOR THE ORIGINAL PLANNING PERMISSION (PA/18/11665) AND CONDITIONAL APPLICATION NUMBER PA22/11397





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:**

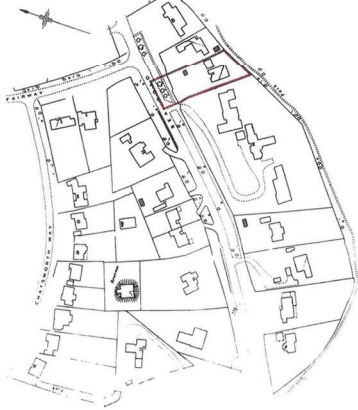
Purchasers must make their own enquiries regarding the site although it is believed all mains services are available.

#### **Planning:**

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



<b>H.M. LAND REGISTRY</b>		<b>TITLE NUMBER</b>	
		<b>CL100386</b>	
<b>ORDNANCE SURVEY PLAN REFERENCE</b>	<b>SX0451</b>	<b>SECTION</b>	<b>B</b>
<b>COUNTY</b>	<b>CORNWALL</b>	<b>DISTRICT</b>	<b>RESTORMEL</b>
			<b>Scale</b> 1:150
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