

EST. 1999

# CAMEL

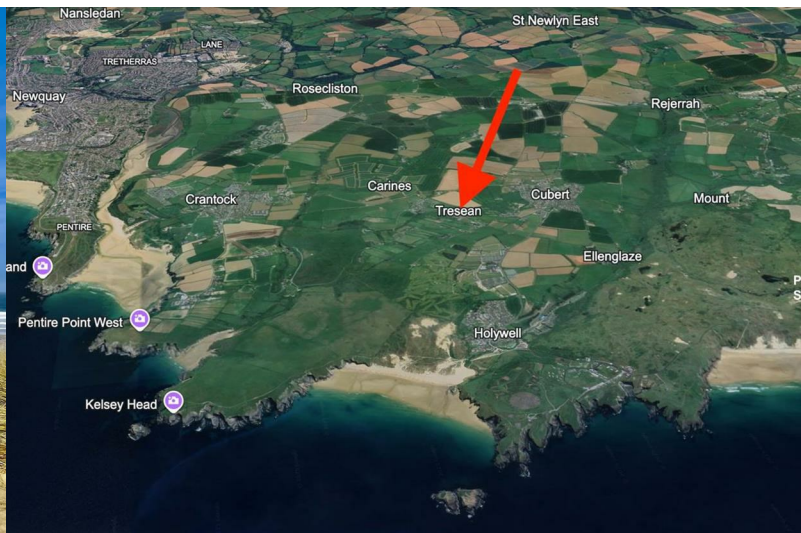
COASTAL & COUNTRY



## Whednar Tresean

Cubert, Newquay, TR8 5HN

Guide Price £600,000





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### The Opportunity

This is a genuinely rare opportunity to acquire a substantial residential plot with the benefit of approved Planning Permission in Principle for two replacement dwellings in a sought-after North Cornish location. The existing property, while requiring comprehensive modernization, offers immediate potential in its own right for those with vision, or alternatively presents an exceptional opportunity to create two bespoke contemporary homes in this tranquil rural hamlet setting.

### Current Property

The existing chalet bungalow provides substantial accommodation across two floors, historically operated as a successful bed and breakfast, which demonstrates the generous scale and flexibility of the space. The property features five bedrooms, multiple reception rooms, and an integrated annexe facility - ideal for multi-generational living or holiday let potential.

While the property requires comprehensive refurbishment throughout, the fundamentals are in place: a substantial footprint, good-sized rooms, and versatile accommodation. For the right buyer with vision and commitment, there is genuine potential to restore and modernize the existing property, though many will recognize the approved planning permission for replacement dwellings as the most compelling aspect of this opportunity.

### The Plot and Grounds

The true jewel of this opportunity is the remarkable plot itself. The extensive gardens and grounds are bordered by a picturesque stream and mature woodland, creating an enchanting, private setting that feels genuinely secluded despite excellent accessibility. The generous grounds offer exceptional scope for landscaping and outdoor living spaces for any future development.

The property benefits from a private driveway providing extensive parking, a detached garage/workshop, solar PV panels, and an EV charging point - forward-thinking infrastructure that adds value to any development scheme.

### Approved Planning Permission

Planning Permission in Principle PA24/09468 was granted by Cornwall Council in February 2025 for the replacement of the existing dwelling with two new dwellinghouses (minimum 1, maximum 2). This consent establishes the principle of residential development on the site, with technical details to follow at a later stage.

The planning approval recognizes that the site represents previously developed land within the settlement of Tresean, enclosed on all sides

by neighboring development and Tresean Common, which prevents further growth. Cornwall Council determined that "the replacement of the existing dwelling and provision of an additional dwelling on the site would accord with the spatial strategy for residential development" under the Cornwall Local Plan Strategic Policies 2010-2030. This approval significantly de-risks any development scheme and provides purchasers with the confidence to invest in creating high-quality homes in this exceptional location.

### Location

Tresean is a tranquil and picturesque hamlet perfectly positioned midway between the villages of Cubert and Holywell on Cornwall's dramatic North Coast. This idyllic rural setting has witnessed the emergence of several high-end residential developments in recent years, reflecting the area's growing reputation as one of Cornwall's most desirable places to live.

The location combines genuine rural peace with excellent accessibility to North Cornwall's finest beaches and amenities. Holywell Bay, with its expansive golden sands and excellent surf, lies approximately 1.5 miles to the north, while the vibrant village of Cubert, with its post office, pub, and community facilities, is just over a mile to the south.

The thriving coastal town of Newquay, Cornwall's premier resort and surf capital, sits approximately 4 miles northeast, offering comprehensive shopping, leisure facilities, restaurants, and Cornwall Airport with regular UK and international flights. The cathedral city of Truro lies approximately 12 miles southeast, providing extensive retail, cultural venues, and excellent schooling options.

The property enjoys a genuinely peaceful setting while remaining well-connected to the broader region via the nearby A3075 and A30 trunk road.

### Investment Perspective

This opportunity will appeal to various purchaser types:

Developers will recognize the significant value in the approved planning permission and the quality of the plot. The ability to create two substantial dwellings in this increasingly prestigious location, set within mature grounds with stream and woodland boundaries, represents genuine added value potential. Recent comparable developments in the area demonstrate strong market demand for high-quality homes in rural North Cornwall settings.

Tel: 01872 571454

Renovation enthusiasts with vision and commitment may see potential in the existing substantial property, though comprehensive modernization would be required throughout. The generous accommodation, annexe facility, and exceptional plot offer a blank canvas for those seeking a significant project. Lifestyle purchasers seeking to create their dream Cornish home will appreciate the rare combination of a substantial private plot, approved planning permission, beautiful natural surroundings, and proximity to some of Cornwall's finest beaches.

Whatever your intentions, Whednar offers a genuinely rare opportunity to acquire a remarkable plot with approved development potential in an idyllic rural hamlet location. We strongly recommend viewing to fully appreciate the scale and potential of this exceptional opportunity.

#### Directions

Sat Nav: TR8 5HN

What3words: ///nearly.subsystem.wire

For further information please contact Camel Coastal & Country.

#### Services and Practical Information

- \* Mains electricity and water
- \* Private drainage
- \* Oil-fired central heating (existing property)
- \* Solar PV panels
- \* EV charging point
- \* Detached garage/workshop
- \* Council Tax Band: E (existing property)
- \* EPC: E50
- \* Postcode: TR8 5HN

Planning Permission: PA24/09468 - Permission in Principle granted 17 February 2025 for replacement of existing dwellinghouse with two dwellinghouses (minimum 1, maximum 2)

The existing property requires comprehensive refurbishment and

modernization throughout. Prospective purchasers should satisfy themselves as to the condition of the property and the scope of works required. All interested parties are strongly advised to view the property, review the approved planning permission documentation, and undertake appropriate due diligence before proceeding.

#### Agents Notes

**VIEWINGS:** Strictly by appointment only with Camel Coastal & Country, Perranporth.

#### MONEY LAUNDERING REGULATIONS

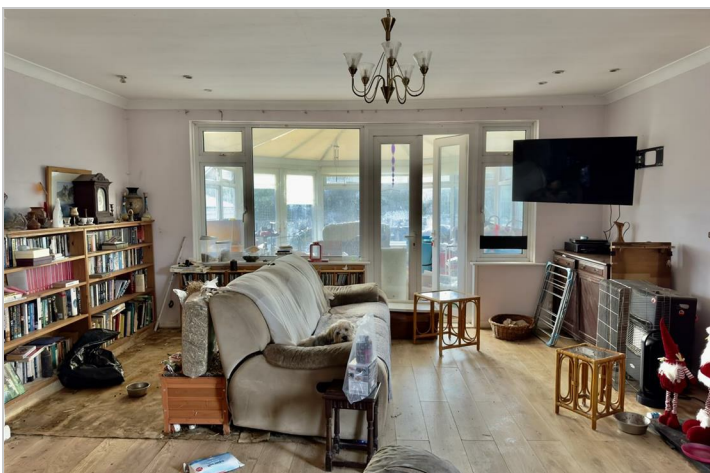
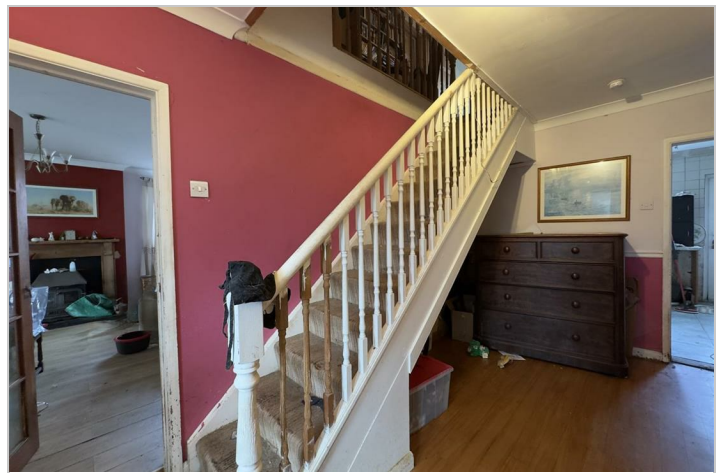
Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

#### DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.





Road Map



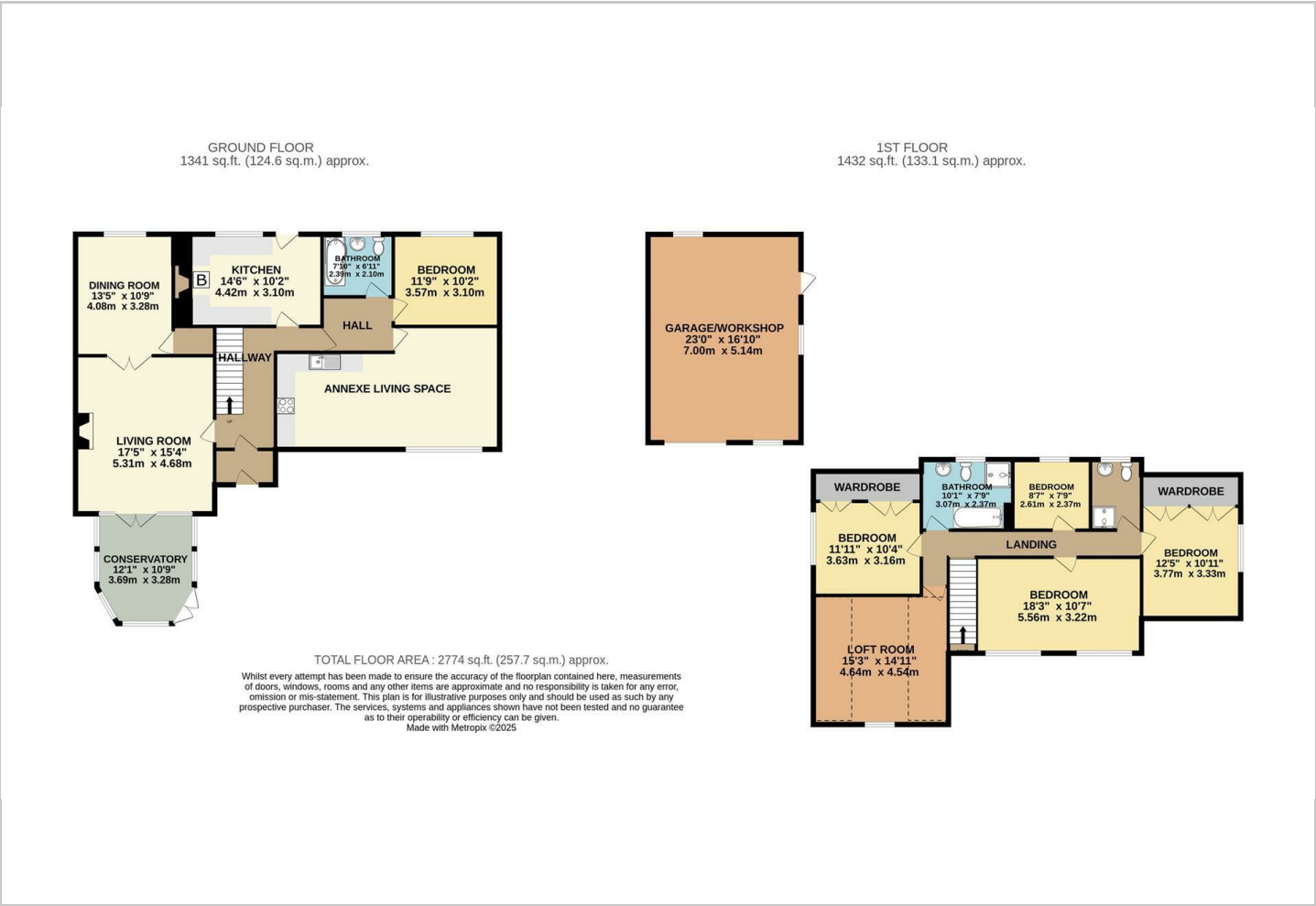
Hybrid Map



Terrain Map



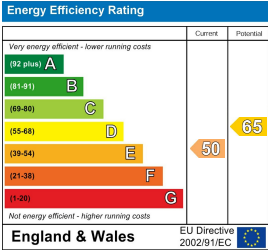
Floor Plan



Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.