

Riverside Avenue, Newquay, Cornwall TR7 1PQ



EXTREMELY RARE OPPORTUNITY TO BUY A PLANNING APPROVED PLOT ON RIVERSIDE AVENUE FOR A SELF/CUSTOM BUILD 185SQM CONTEMPORARY HOME WITH RIVER VIEWS

- 232 SQM PLOT WITH PLANNING APPROVAL
- 2 STOREY SEDUM ROOF "GRAND DESIGN" HOME
- RARE PLOT IN THIS PRESTIGIOUS LOCATION
- FIRST CLASS ADDRESS ON RIVERSIDE AVENUE
- PLANNING APPROVED DECEMBER 2025
- ARCHITECTURALLY INTERESTING MODERN DESIGN
- 3 BEDROOMS, 2 BATHROOMS, GYM
- OPEN PLAN FIRST FLOOR LIVING WITH BALCONY
- VALUABLE DRIVEWAY PARKING AND INTEGRAL GARAGE
- SOUTH FACING RIVER AND BEACH VIEWS

Price £425,000 Freehold

PLANNING

Planning permission was granted for the construction of a proposed new self/custom build dwelling on the 4th December 2025. Further planning documentation and scale plans can be sourced on the Cornwall Council planning portal using the application reference PA25/07145. The planning permission is for a self/custom build as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015. The house is to be constructed by the owner of the plot (either self-build or commissioned) for their own occupation as a dwelling. The seller will be inserting a covenant into the sale contract to prevent any material changes to the approved planning approval, without the express written consent of the seller.

THE HOUSE

The planning approval allows for an interesting and aesthetically pleasing two storey contemporary dwelling nestled down in the bank of the existing rear garden to be accessed entirely off Riverside Avenue. The plot will require excavation as it is designed to fit into the profile of the land and minimise any impact on surrounding properties, incorporating a sedum planted roof. The Riverside Avenue access will lead directly to two road level parking spaces that form part of the covered entrance to the house and also lead to the integral garage (with internal access into the house). The main entrance is covered partly by the first floor terrace for shelter with a feature skylight. An entrance hall provides access to the staircase to the upper floor, along with leading to the garage, two ground floor bedrooms, a bathroom and the rear gym/office/media room. The first floor is designed primarily open plan and with significant glazing to take full advantage of the South facing views on offer. An open plan living/kitchen/dining area opens directly via bi-folding doors onto the substantial River view terrace, planned for decking and with a feature "sky lawn" to add texture. This upper floor also houses the master bedroom suite with an en-suite shower room and further access onto the terrace along with a guest WC.

Externally, the house has a private walled front garden onto Riverside Avenue accessed off the ground floor bedrooms and the fabulous river view upper terrace for seating, dining and taking in the views.

The house will benefit from River Gannel and beach views through the rooflines of the opposing houses and onto the Gannel countryside beyond. The house is designed to be forward (South) facing with glazing only on the front elevation, facing the river.

SERVICES

It is understood that all mains services are available nearby but any prospective purchaser should check and satisfy themselves as to the location and suitability of any mains services in the locality.

TENURE

Freehold. The title will be split from the existing title of Riverbank to the North.

BUILDING REGULATIONS

The seller has not implemented any building regulation drawings or approval for sale purposes.

VIEWING

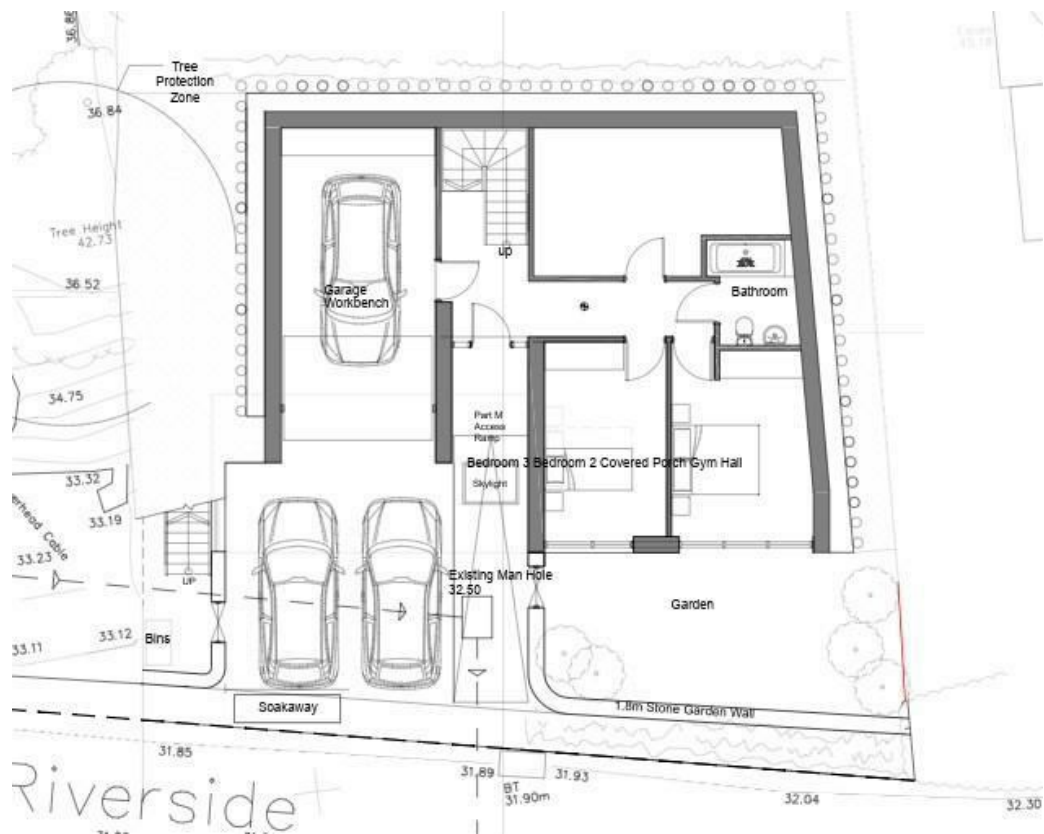
The plot and location can be viewed without appointment from Riverside Avenue. For a more detailed visit, including access to the upper garden to fully appreciate the outlook and the boundaries, please contact our office on (01637) 875847 to arrange and accompanied visit.

AVAILABILITY

Available immediately, with the benefit of the planning approval and the plans.







Start & co

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