



Building Plot - Herons Reach



## The Building Plot - Herons Reach

*For those who desire to build a striking 21st 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, planning permission is granted 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.*



Views from The Building Plot



Sunrise Views from The Building Plot

## Living The Dream

The original ideas and concepts by our clients were inspired from the heritage and architecture found on the eastern side of St Mawes, which predominantly dates back to the 1920s/30s, where there are a number of significant houses built with arts and crafts, art-deco and Cornelius style characteristics.

The proposed property is an impressive art-deco influenced contemporary designed three-storey house 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 design is for a thermally efficient home which utilises 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 water craft.

The property has been carefully positioned on the site, using the topography to take full advantage of the beautiful water views over the Percuil River and National Trust countryside. Prevalent with architecture in the art deco era, the clever design statement of utilising curved bay windows and balconies to the principal rooms further enhances the views which have to be seen first-hand to fully appreciate as mere photography does not do them justice.

In summary, with planning permission in place, the site cleared and public sewer re-routed, it 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.



Front Elevation



Rear Elevation

## Proposed Accommodation

Approximate Gross Internal Property Area: 6900 sq ft (641 sq m)

Approximate Plot Size: 328 ft (100m) in length by 72ft (22m) in width. (About 0.54 Acres)

### Lower Ground Floor:

Covered Double Car Port with steps to the Upper Ground Floor Terrace and access to:

Integral Double Garage.

Informal Entrance Hall with access from the Car Port and leading to:

Lower Hall (Stairs plus Lift access to upper ground and first floors).

Shower Room.

Utility Room (Dumb Waiter Micro Lift to the Upper Ground Floor Prep Kitchen.)

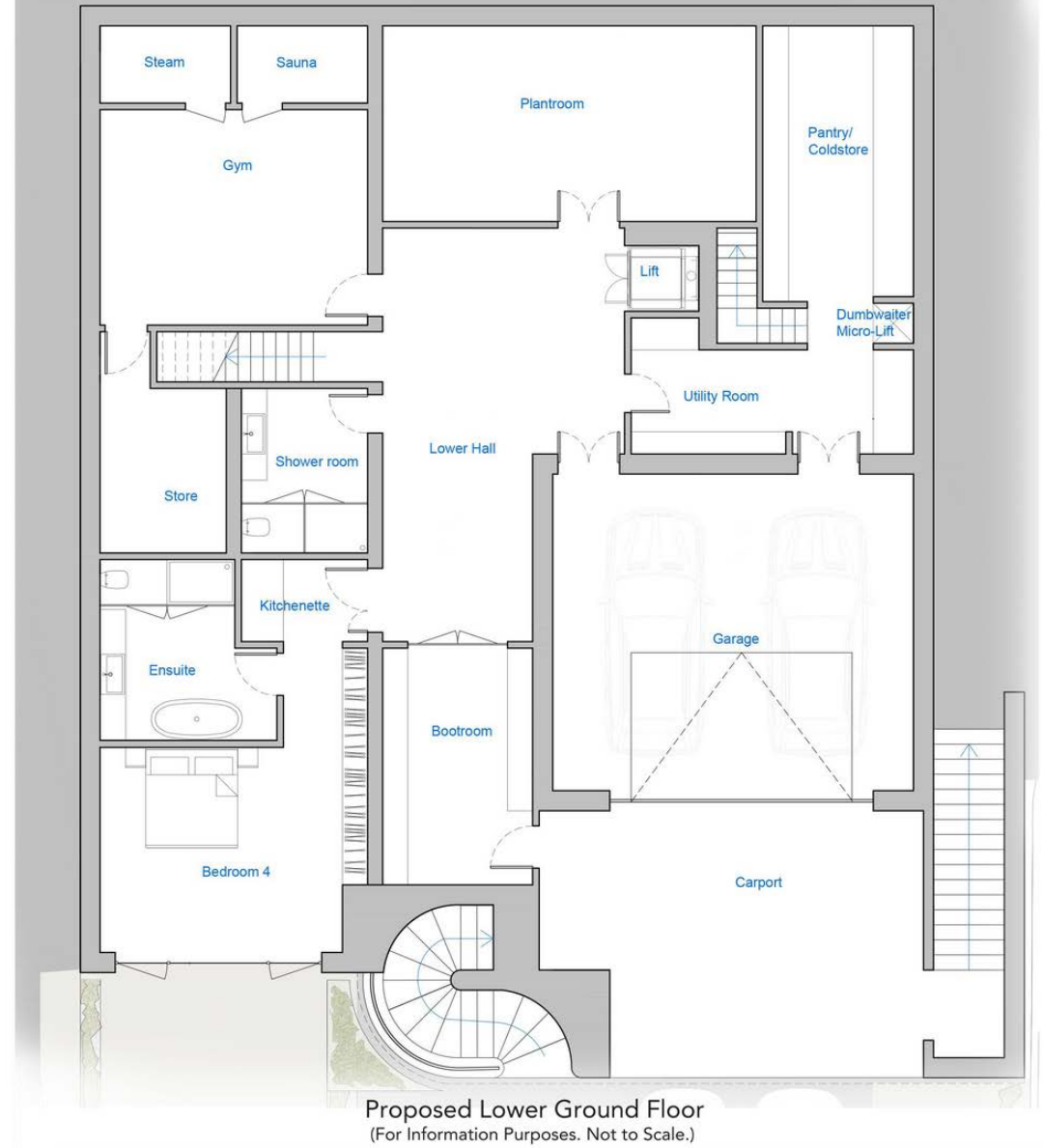
Pantry / Coldstore.

Plantroom.

Gym with Steam Room, Sauna and Lock-up Store.

Guest Suite comprising Kitchenette, En-Suite Bath and Shower Room, and a Picture Window to capture the splendid river views as well as allow access to a Sun Terrace.

(NB: This floor could be built to a smaller scale if required).



# Proposed Accommodation

Approximate Gross Internal Property Area: 6900 sq ft (641 sq m)

Approximate Plot Size: 328 ft (100m) in length by 72ft (22m) in width. (About 0.54 Acres)

## Upper Ground Floor:

Sweeping steps from the Parking Forecourt (practical but a design statement too) leading to:

Sun Terrace capturing the morning to later-afternoon sun plus the exceptional views.

Formal Entrance Lobby. Impressive Formal Galleried Hall with Stairs to the First Floor, Lift and patio doors to a featured 'Mediterranean' Style Courtyard.

Boot Room with stairs from the Lower Hall and open way to the Galleried Hall and doors to:

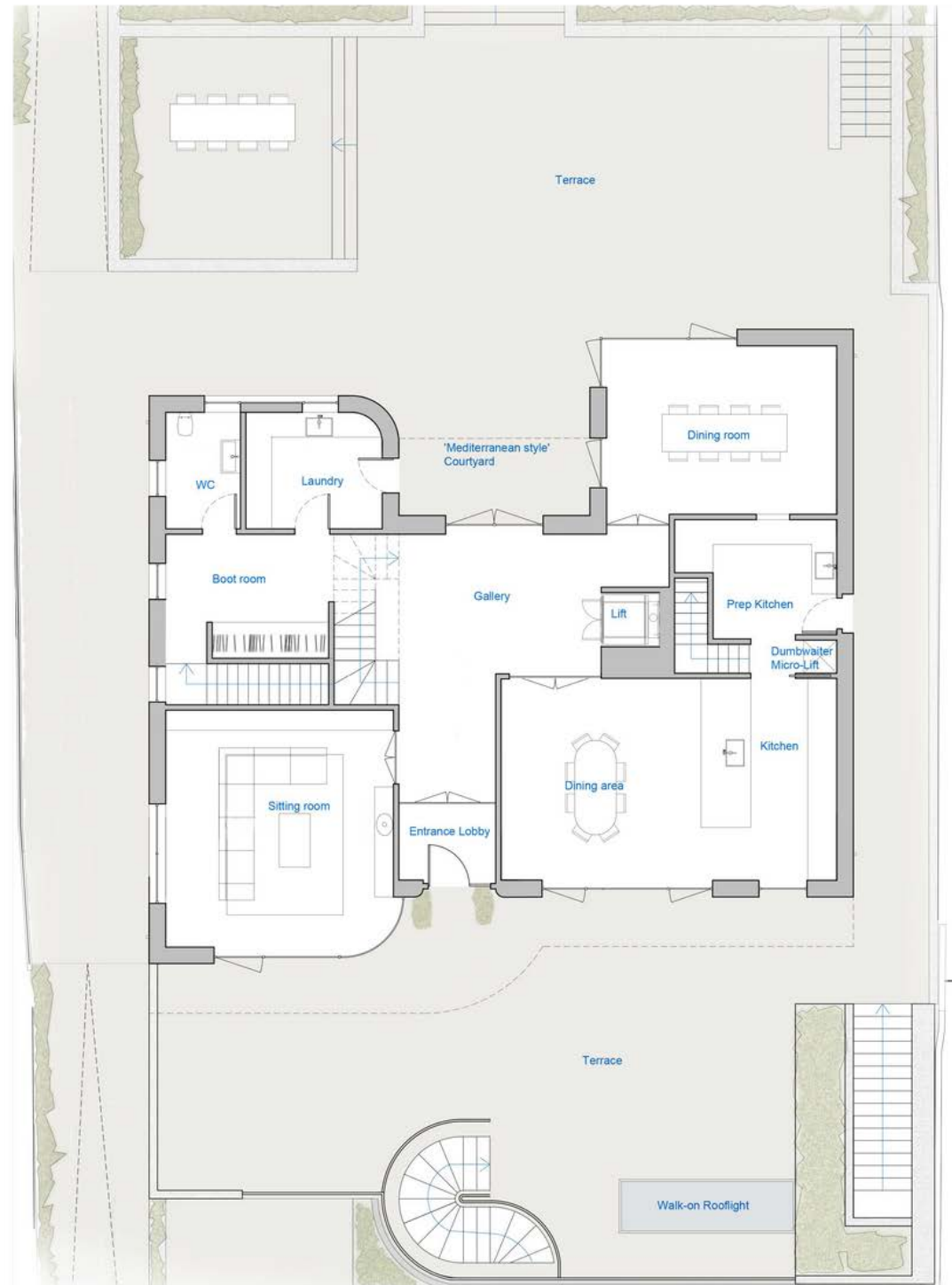
Cloakroom W/C and Separate Laundry Room.

Sitting Room with Featured Fireplace and panoramic river views plus access to the Sun Terrace.

Open Plan Informal Dining Room and Kitchen with river views and access to the Sun Terrace.

Prep Kitchen with Dumb Waiter to the Lower Floor Utility Room and side access entrance door.

Formal Dining Room with Corner windows / doors and access to the Mediterranean Courtyard.



Proposed Upper Ground Floor  
(For Information Purposes. Not to Scale.)

# Proposed Accommodation

Approximate Gross Internal Property Area: 6900 sq ft (641 sq m)

Approximate Plot Size: 328 ft (100m) in length by 72ft (22m) in width. (About 0.54 Acres)

## First Floor:

Galleried Landing with central circular skylight, stairs and lift access, plus doors to a rear Balcony.

Principal Bedroom Suite comprising Contoured Balcony, Library / Snug, Dressing Room, 'His and Hers' En-Suite Shower Rooms, and exceptional river and countryside views.

Bedroom Two with En-Suite Shower Room and windows / doors to a Balcony and river views.

Third bedroom with and En-Suite Shower room.

Fourth Bedroom / Work from Home Office with Balcony access and river and countryside views.

## Exterior:

Pedestrian Side Path / Ramp (gated on Freshwater Lane) leading up to the top of the rear gardens with landings to the main external spaces.

Driveway with Additional Parking (for Boat Storage).

Lower Sun Terrace. Areas of Lawn and Flower Beds.

Parking Forecourt with Turning Space and access to the Car Port plus featured pedestrian steps to:

South East Facing Upper Ground Floor Terrace with access to the property plus side paths to:

Rear Westerly Facing Sun Terrace with Outside Dining / Entertainment Area.

Mediterranean Style Courtyard Garden (linking the Dining Room, Main Hall and Laundry Room).

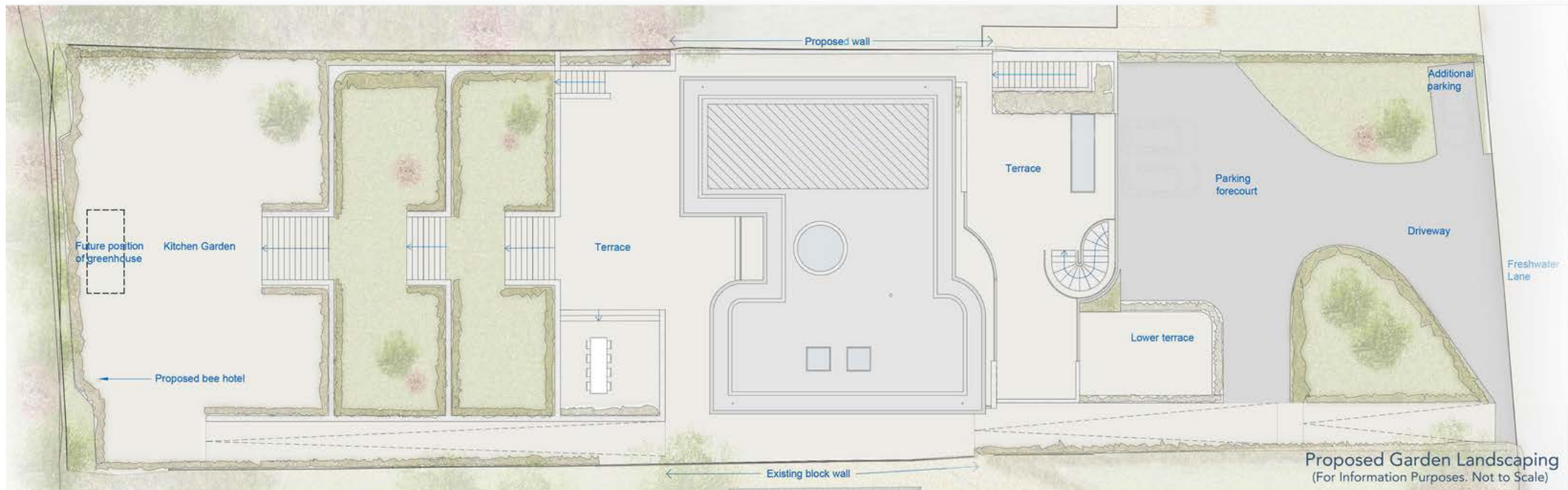
Two Tiers of Lawn and Shrub areas with central steps.

Kitchen Garden with Bee Hotel, and Greenhouse.



## Proposed Landscaped Gardens

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.



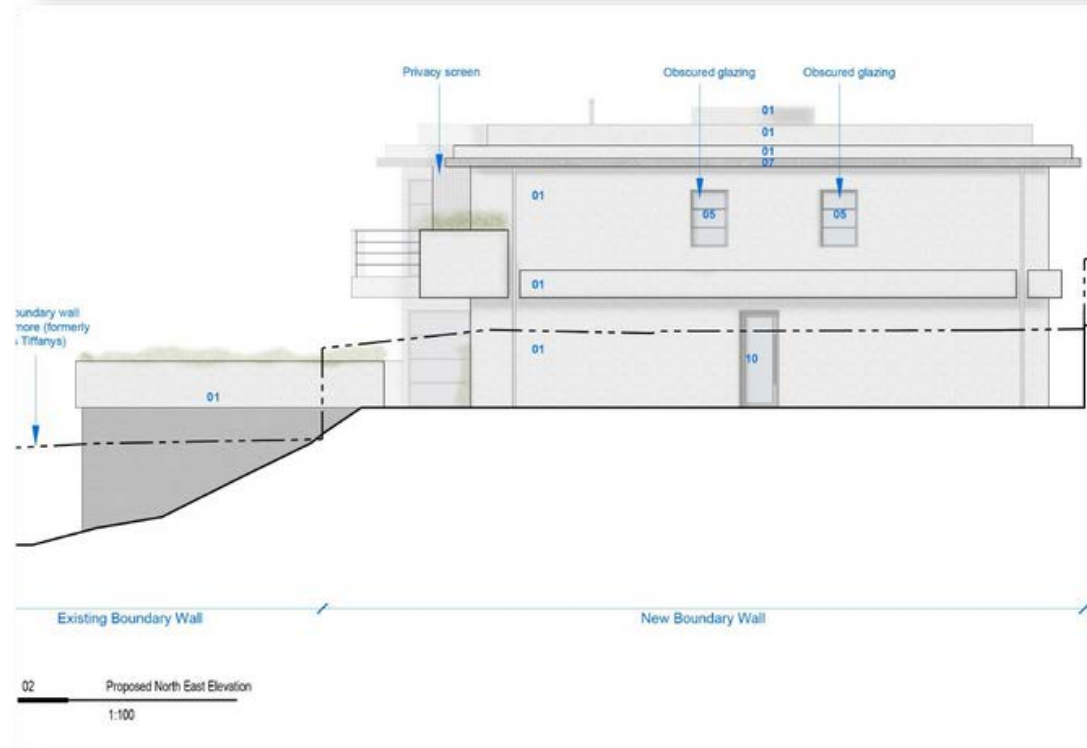
## Historical Note

The original 1985 built two to three storey detached house and garage was purchased in March 1994 by a family couple as their permanent home. The property remained in the same ownership for 26 years until it was sold in the coronavirus lockdown year of 2020. The current owners made the lifestyle change and moved from London to retire to St Mawes. The property exchanged contracts in April and completed when government social distancing guidelines allowed in June 2020.

## Planning History

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.

Simultaneously, SWW agreed to the diversion of the public sewer (South West Water Reference Number WR3657087) which enabled a revised house design to be submitted under application Number PA23/04966. Permission was granted on 7th September 2023. The approved design followed the same layout and scale as the initial approved scheme, although there are striking revisions to the appearance of the proposed dwelling including a complimenting garden landscaping scheme.





## LOCATION

**Fly:**  
Cornwall Airport Newquay  
29 miles from Freshwater Lane  
Daily Flights to Heathrow and Manchester

**Rail:**  
Paddington - St Austell (4 hours)

**Sail:**  
Falmouth: 25 minutes by  
passenger ferry

**Road:**  
Truro: 10 miles  
St Austell: 15 miles  
Plymouth: 58 miles  
Exeter: 97 miles

*Distances and times are approximate*



## Location

(Distances and times are approximate)

### Fly:

Cornwall Airport Newquay: 29 miles from St Mawes  
(Regular Flights to London, various UK Regional Airports and European Destinations).

### Rail:

London Paddington to St Austell (4.5 hours by direct train).

### Boat:

Falmouth: 25 minutes by passenger ferry.

St Anthony National Trust Headland: 10 minutes by foot ferry (April to October).

### Road:

Truro: 10 miles via King Harry Car Ferry

St Austell: 15 miles

Plymouth: 58 miles

Exeter: 97 miles

### Walk:

Freshwater Boatyard: 350 yards.

Summers Beach: 700 yards.

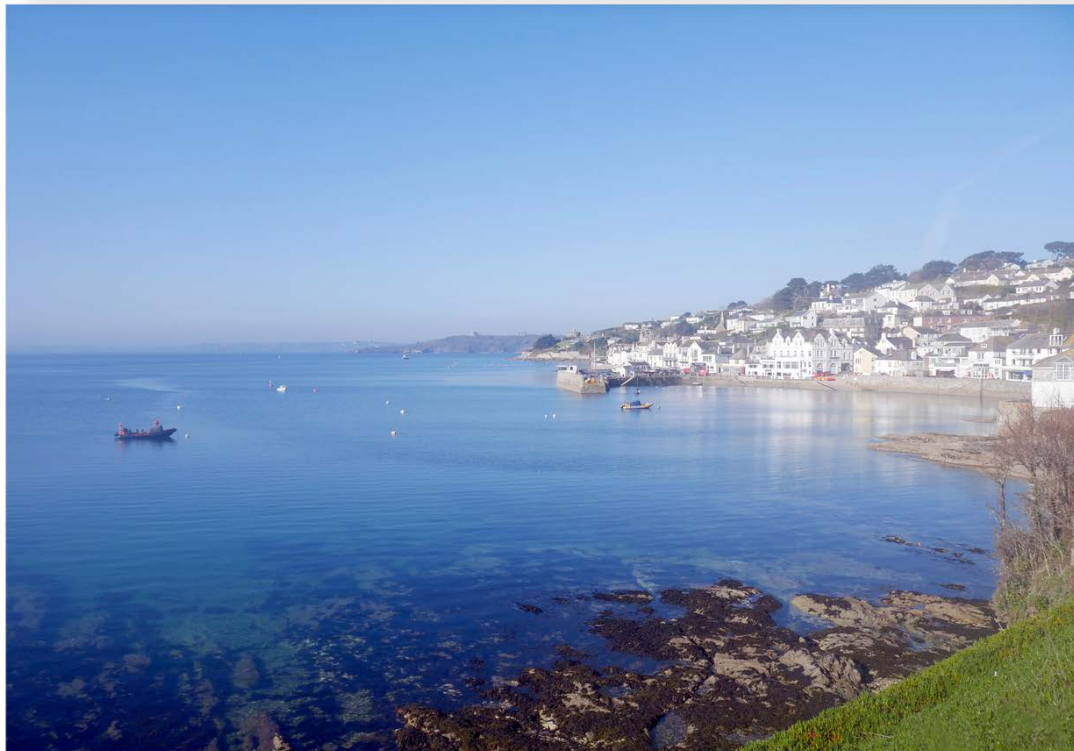
River Walk: 350 yards.

The Rising Sun Public House: 600 yards.

## 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.





## Amenities in St Mawes

- Restaurants/cafes
- Beaches and coastal walks
- Pubs/exclusive hotels
- Two bakers
- Convenience store
- Post office/news agent
- Clothing shops
- Watersports hire
- Doctor
- Sailing club
- Dentist
- Pharmacy
- Village hall
- Churches
- Delicatessen
- Art galleries
- Gift shops
- Ice cream shop

## Cornwall

*Sprawling white sandy beaches, acres of unspoilt countryside and miles of rugged coastal paths, Cornwall truly is a county like no other.*

Cornwall offers a range of attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of shops, private schools, college and main hospital (RCH Treliske).

Cornwall has a burgeoning reputation for exceptional food. There are fine dining experiences, celebrity chefs and even Michelin starred restaurants in abundance. For instance: Michael Caines (Maenporth), Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock), Jude Kereama (Porthleven), Paul Wadham (Hotel Tresanton, St Mawes), Paul Green (The Driftwood, Rosevine), Matt Haggath (The Idle Rocks, St Mawes), Simon Stallard (The Hidden Hut, (Portscatho) and The Standard Inn, (Gerrans).



For Information Purposes.  
Not to Scale.  
Dimensions are Approximate.  
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The Squate, St Mawes, TR2 5AG.  
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## General Information

**Services:** Mains Water, Electricity and Drainage on site. FTTP Ultrafast Broadband ready for connection with Openreach maximum download speed predictions of 1,000 mpbs. Overhead power cables removed.

**Ofcom Mobile Area Coverage Rating :** Good to OK

**Government Reported Long Term Flood Risks:** River / Sea: Very Low. Surface Water: Very Low.

**Energy Performance Certificate Rating:** Currently Exempt. The current planning permission is supported by a full energy & sustainability statement from LZC Consultants.

**Council Tax Band:** Currently Exempt

**Tenure:** FREEHOLD.

**Land Registry Title Number:** CL17079

**Planning Application Numbers:** PA21/12298 and PA23/04966.

**Community Infrastructure Levy (CIL) and Planning Conditions:** Further detailed information, reports, Planning Approval Conditions and advice on any potential Community Infrastructure Levy can be found on the 'Cornwall Online Planning Register'.

**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.

**Viewing:** Strictly by appointment with H Tiddy.

## The Building Plot, Herons Reach

Freshwater Lane  
St Mawes  
Cornwall  
TR2 5AR

## H Tiddy Estate Agents

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## Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.

