BEACHSIDE
POLZEATH



BEACHSIDE
Dunders Hill, Polzeath, PL27 6TD

As its namesake suggests, this redevelopment plot occupies a prominent beachside position, just steps from Polzeath's surfing mecca. An incredibly rare plot with extant planning permission in place to redevelop the existing 2-bedroom chalet and create two new contemporary and innovative beach homes that make best use of the site, while maximising the incredible sea and coastal views. Enjoying front row seats to Polzeath's glorious sunsets, and pedestrian access onto the Southwest Coast Path and the beach just below, this prime parcel of land is situated in one of north-Cornwall's most sought-after coastal locations and offers an extraordinary opportunity to create something architecturally original in a unique position.

- Vacant 2-bedroom beach chalet – 782 sq. feet
- Planning permission granted for 2 innovative and unrestricted dwellings – planning ref. PA15/10720.
- 0.31-acre plot with wonderful views out across Polzeath beach towards Pentire Point
- Gated access from the garden onto the Southwest Coast Path, Polzeath beach, and the village amenities.
- Right of way access from Dunders Hill (Outlined in Blue)
- In all approx. 708 sq ft (65.77 sq mtrs) EPC Band E.

Polzeath beach 50 metres, Rock 2 miles, Port Isaac 7 miles, Wadebridge 7 miles, Bodmin Parkway 17 miles, Newquay Airport 19 miles, Truro 32 miles, Exeter 66 miles.

Viewings by appointment
Guide Price: £1,150,000
FREEHOLD





THE PROPERTY
Located in the heart of Polzeath, just moments from the beach and surfing waters, Beachside occupies a generous elevated plot with far reaching sea and coastal views right across to Pentire Point. The existing beach chalet is uninhabited and now in need of redevelopment. Beachside is approached via an access road off Dunders Hill (outlined in Blue) and enjoys garden access directly onto the Southwest Coast Path, placing the village, coastline and beach quite literally on your doorstep.

PLANNING PERMISSIONS
A Certificate of Lawful Development has been granted for the original planning permission: a Proposed Use for demolition of existing house and annexe and replacement with 2 dwelling houses under PA15/10720 (granted on 24th June 2016). This confirms that a start was made in the permitted works, by way of the demolition of buildings on site within the statutory time period. Accordingly, the planning permission is extant, although the broader site area has now changed.

EXISTING ACCOMMODATION
Covered Porch | Sunroom | Kitchen | Family Bathroom | Sitting Room | Two Double Bedrooms

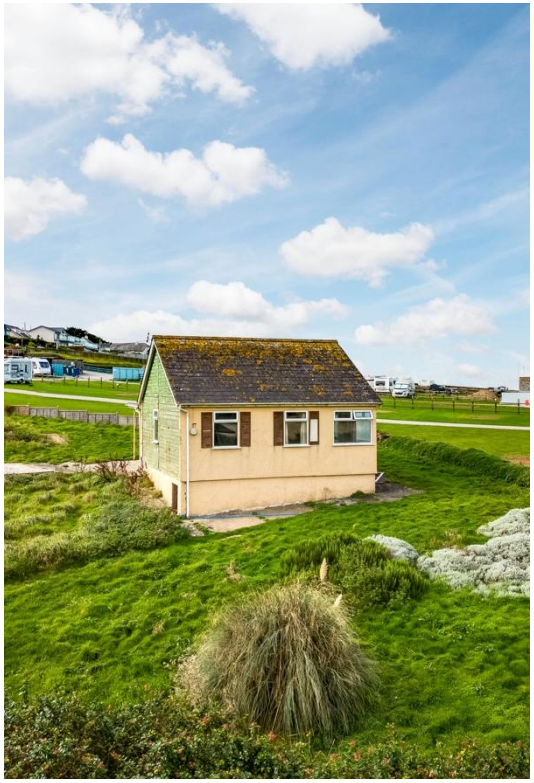
SERVICES
Mains water and electricity | Private drainage | Superfast broadband | Electric heating

THE LOCATION
Polzeath is a highly desirable holiday and coastal village, with a vast expanse of sand, excellent surf, and scenic coastal walks. From Beachside, you can access the Southwest Coast Path and head out towards Daymer Bay and rock or head across the beach to New Polzeath, Baby Bay and the National Trust's Pentire Point beyond. Nearby in Rock and Daymer Bay conditions are ideal for sailing, water skiing and windsurfing, as well as the renowned St Enodoc Golf Club offering two excellent 18-hole courses. Polzeath is fortunate to have a range of good places to eat and drink including The Waterfront, The Atlantic Polzeath, TJ's and Surf Side, but there are also a wealth of excellent restaurants and pubs in the surrounding area, including The Mariners Pub in Rock, Restaurant Nathan Outlaw in Port Isaac, Rick Stein's Seafood Restaurant and Paul Ainsworth's No. 6 in Padstow. The ferry and water taxi at Rock, make travelling to Padstow both enjoyable and easy. Most everyday shopping requirements can be met locally at the Spar or Flo's Café & Deli, but the market town of Wadebridge, with an inspiring collection of independent shops, is only seven miles distant.





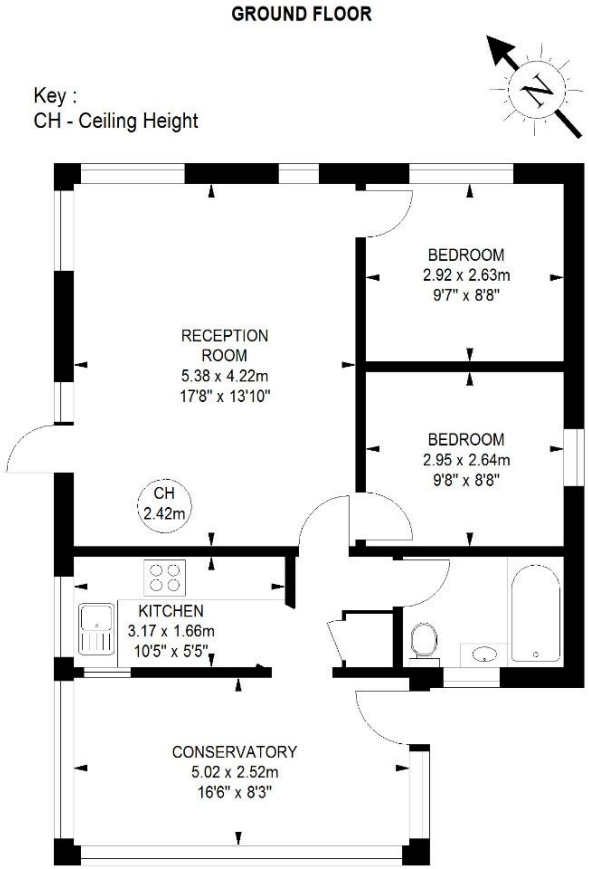




















TOTAL FLOOR AREA : 65.77 sq.m. (708 sq.ft.) approx.

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines

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