



2 PENTIRE AVENUE

Newquay, Cornwall TR7 1PA

Coastal redevelopment site with detailed planning permission for 9 apartments



SITE SUMMARY

- Prime location overlooking Fistral Beach
- Detailed planning permission
- Freehold interest
- 500 metres from Fistral Beach
- No affordable housing
- No Section 106 contributions or CIL liability

NEWQUAY

Newquay is a thriving harbour town situated on the north coast of Cornwall, approximately 15 miles north of Truro and 82 miles south west of Exeter.

Newquay provides a full range of retail, leisure and community facilities including an international airport. It is also a popular tourist destination and has won various awards, including being voted as one of the nation's favourite seaside towns in the prestigious Which Holiday Survey. Newquay is also home to some of Cornwall's finest surfing beaches including Watergate Bay, Lutzey Glaze Beach and Fistral Beach.

SITE AND LOCATION

2 Pentire Avenue is a triangular shaped site, extending to approximately 0.21 acres (0.085 hectares). The site currently accommodates a bungalow together with a detached garage in the north-west corner.

The site is located on the Pentire peninsula, on the junction of Pentire Avenue and an unregistered private access lane. The Pentire area of Newquay has proved popular with more affluent sectors of the market, as it is somewhat separate from the town, but is conveniently located for the beaches, the town centre and the main road network. Access to the existing property is via the private access lane which abuts the northern boundary of the site. It is bordered by a residential apartment building on its western boundary and by Pentire Avenue on its southern boundary.

The town centre is located approximately 1.3 miles to the east and is accessed via Pentire Road which connects to the A392, providing access to the A30. Fistral Beach is situated 500 metres to the north of the property and is one of the world's top surfing beaches.

Newquay train station is situated 1.3 miles to the east of the property and provides services to the mainline station at Par. Newquay Airport is located 6.5 miles to the north east and provides scheduled and chartered flights to a small range of national and international destinations, including three weekly flights to London Heathrow.

PLANNING

Outline planning permission (PA18/08221) for the redevelopment of the site to provide 10 apartments was granted on 28/11/18, with all matters reserved. Condition 4 imposed a maximum total gross floor area of 1,000 sq m. The application for approval of reserved matters (PA19/02396) for a scheme comprising 9 apartments was granted on 19/07/19. A subsequent Non-Material Amendment application (PA20/00075) was approved on 26/03/20.

The Seller has commenced work on discharging the pre-commencement conditions imposed in the outline planning permission and will provide reasonable assistance to the purchaser following completion. We have been advised that the foul sewer requisition is no longer required.

The outline planning permission is not subject to a Section 106 agreement and the date of grant preceded the introduction of CIL. Therefore, the consented scheme is not subject to any planning obligations, including affordable housing, or CIL liability.





PROPOSED DEVELOPMENT

The proposed development comprises a 3-storey apartment building with undercroft car parking at ground floor level. The scheme will provide 8no. 2-bed apartments on the first and second floors and a 3-bed penthouse apartment on the third floor. All of the units will benefit from sea views, albeit the apartments on the upper floors will have a superior outlook. Based on the floorplans approved by the reserved matters approval, as modified by the non-material amendment application, the proposed schedule of accommodation is set out below:

UNIT NUMBER	UNIT TYPE	FLOOR	NUMBER OF BEDS	NO. OF PARKING SPACES	TENURE	NET SALES AREA	
						SQ M	SQ FT
1	Apartment	First	2	2	OM	92	807
2	Apartment	First	2	2	OM	93	872
3	Apartment	First	2	2	OM	85	797
4	Apartment	First	2	2	OM	77	797
5	Apartment	Second	2	2	OM	92	807
6	Apartment	Second	2	2	OM	93	872
7	Apartment	Second	2	2	OM	85	797
8	Apartment	Second	2	2	OM	77	797
9	Penthouse	Third	3	2	OM	126	1,593

The net sales areas stated above have been sourced from the seller and have not been verified by Savills.



The Seller has been advised by a local estate agent that it should be possible to separately sell the second car parking space for each of the 8no. 2-bed apartments.

TENURE & TITLE

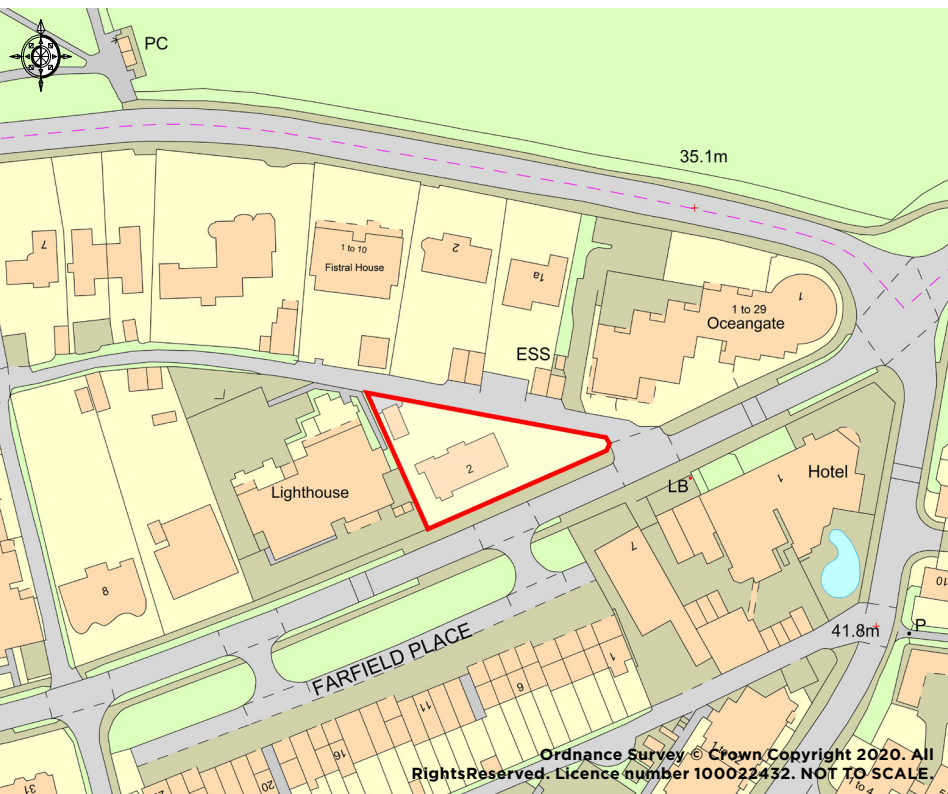
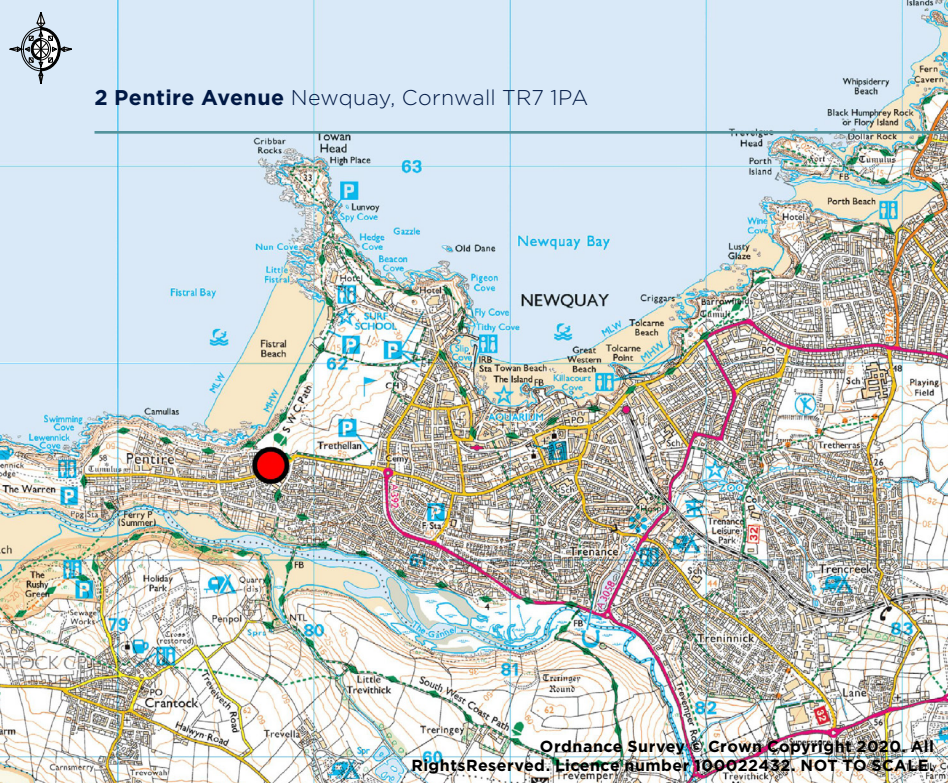
The site is registered under title number CL346256 and is owned freehold (title absolute). The freehold interest of the registered land is being offered for sale, with vacant possession.

LOCAL AUTHORITY

The site falls within the jurisdiction of Cornwall Council.
Cornwall Council, New County Hall
Treyew Road, Truro TR1 3AY
T: 0300 1234 151
E: planning@cornwall.gov.uk



2 Pentire Avenue Newquay, Cornwall TR7 1PA



SERVICES

Search results from the utility providers, showing the location of services in relation to the site, is provided in the Technical Pack.

OFFERS

Offers are invited for the freehold interest on an unconditional basis.

The closing date for submission of offers will be confirmed in the 'Submission of Offers' document in the Technical Pack.

VIEWING

The site can be viewed from the surrounding highways. Access to the site can be arranged, strictly by appointment with sole selling agent, Savills.

FURTHER INFORMATION

A Technical Pack is available to interested parties upon request, which will include:

- Location and site plans
- Land Registry title register and plan
- Site and aerial photographs
- Planning permissions and supporting plans and documents
- Technical reports
- Service enquiries
- Basis for submission of offers document

CONTACT

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