

DEVELOPMENT SITE FOR TWO APARTMENTS

HARLYN BAY, PADSTOW, CORNWALL



- Stunning Coastal Location
- Detailed Planning Approval (Ref. PA23/03132)
- Change of use from proposed commercial space to residential
- Guide Price £525,000

THE SITE – PL28 8SB

This is a unique development opportunity, set within the newly developed ‘Karrek’ scheme at Harlyn Bay, near Padstow. Planning approval (ref. PA23/03132) grants permission for the change of use of part of the ground floor of the development from what was proposed to be a commercial space (Class E) to instead form two, 2 bedroom apartments. Each apartment is proposed with two double bedrooms (master en-suite and in Apart. 15 a walk in wardrobe), a further bathroom and open plan kitchen, lounge and living room area. The Agents are advised that Apartment 15 has a proposed gross internal floor space of c. 90sqm (969sqft) and apartment 16 c. 78.5sqm (845sqft). Both apartments will benefit from one designated parking space within the Karrek car park.

Interested parties should note that the planning approval restricts the use of the apartments to **holiday use only** and prevents them from being used as a main residence. There are no restrictions on length of occupancy however.

TRENANCE

Situated on the eastern side of Trevoze Head, just west of Padstow, Harlyn Bay is a location to enjoy the sun, sea and surf. The Bay is renowned for its great surf and wonderful expanse of golden sand. The site is positioned within the new Karrek development, undertaken by Harrington Homes and which comprises of a range of unique and modern homes using sustainable, environmentally friendly materials wherever possible, such as bespoke timber frames. Nearby is the coastal resort of Padstow, famous for its superb restaurants including Rick Steins Seafood and Paul Ainsworth’s No. 6. There are a variety of shops in Padstow including a supermarket along with a primary school and doctors surgery. Padstow is situated on the Camel Estuary opposite Rock (which can be seen from the site) and sandy beaches and the Camel Trail wait to be explored. Within easy reach of the site are an abundance of stunning coastal scenery and countryside walks.

PLANNING

Planning application PA23/03132 was approved by Cornwall Council on 3rd November 2023 granting permission for the ‘Retention and completion of change of use of part of the Ground Floor from Restaurant/ Bar and Shop to reconfigured

Restaurant/Bar, Shop (Class E) and 2 No. 2 Bed Apartments’. A copy of the plans, planning approval notice and associated planning documents are available from KLP upon request.

S106 & CIL

The vendors have confirmed that there are no S106 or CIL liabilities applicable to the current planning approval.

METHOD OF SALE & VAT

The freehold development opportunity is being offered for sale with a Guide Price of £525,000. The vendors advise that the sale will not be subject to VAT.

VIEWING

Please contact the vendors sole agents KLP on 01392 879300 to arrange to view the site.

UTILITIES

The Agents are advised by the vendors that there are water and electric connection points within the existing structure for connection. Further information regarding other utility connections is being attained and will be available upon request.

CONTACT



Newcourt Barton, Clyst Road

Topsham, Exeter, EX3 0DB

Email: alex@klp.land

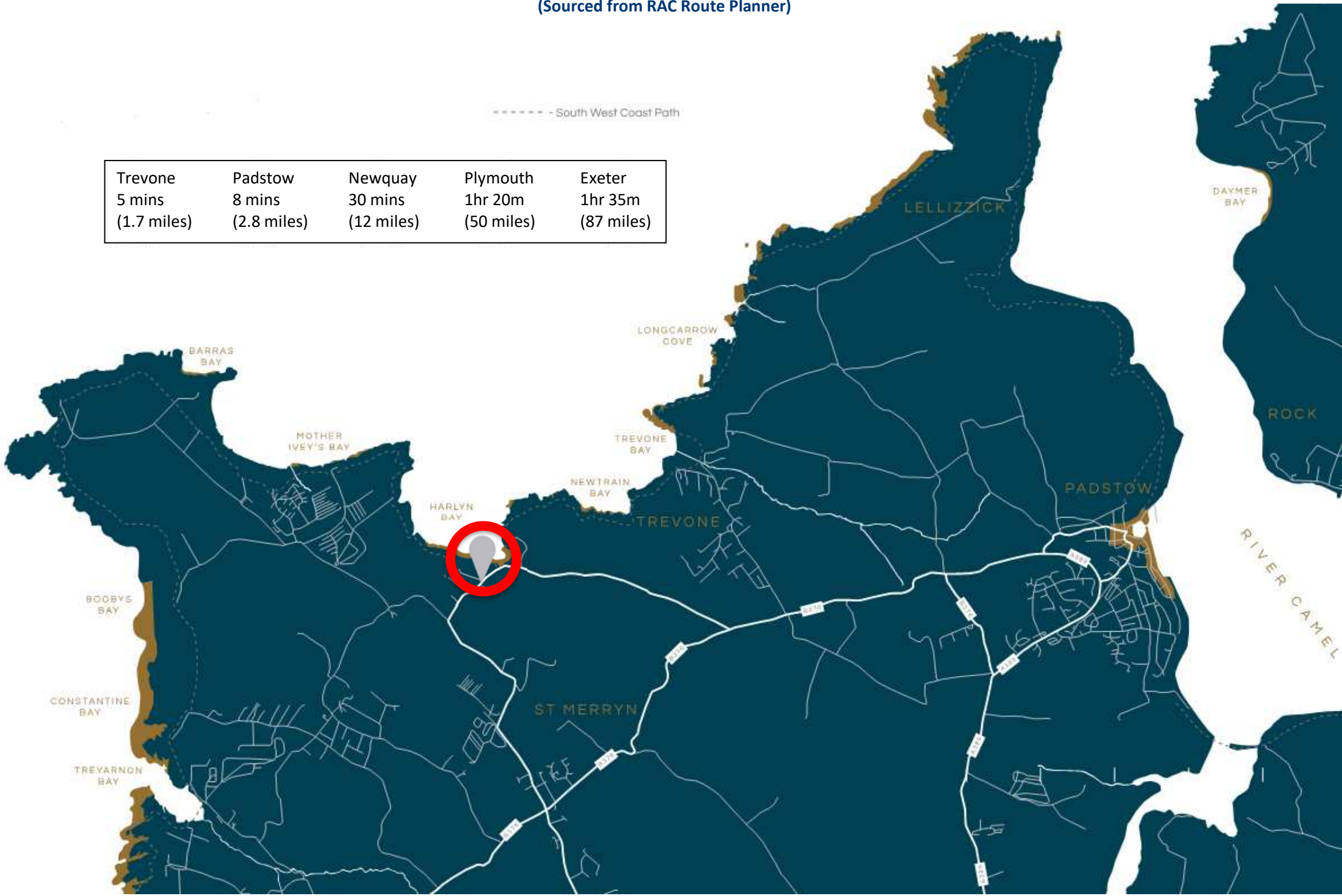
Tel. 01392 879300

Ref: 929/AM

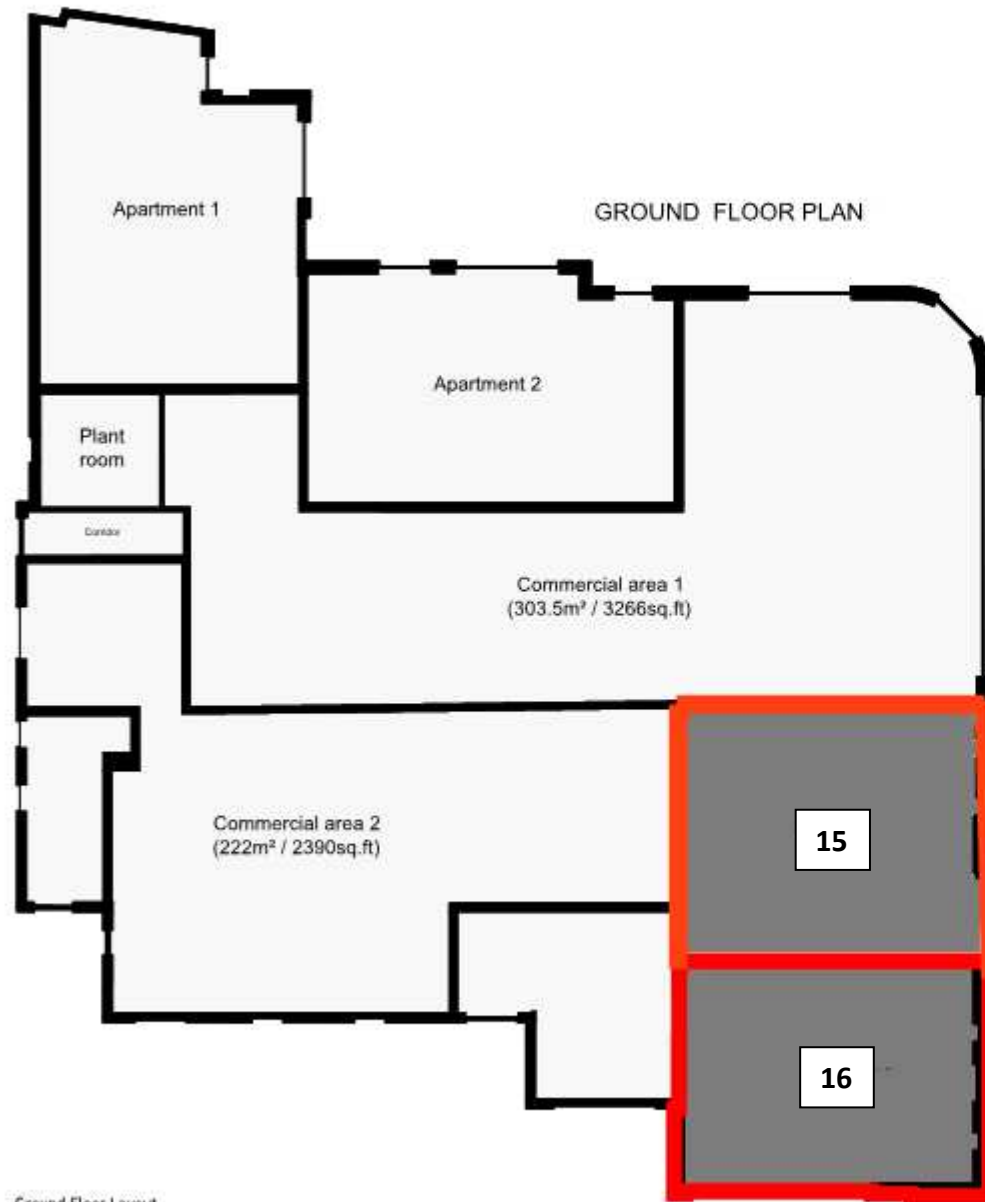
Site Location and approximate travel times by car
(Sourced from RAC Route Planner)

----- - South West Coast Path

| | | | | |
|-------------|-------------|------------|------------|------------|
| Trevone | Padstow | Newquay | Plymouth | Exeter |
| 5 mins | 8 mins | 30 mins | 1hr 20m | 1hr 35m |
| (1.7 miles) | (2.8 miles) | (12 miles) | (50 miles) | (87 miles) |



Proposed site layout plan (not to scale)



Ground Floor Layout

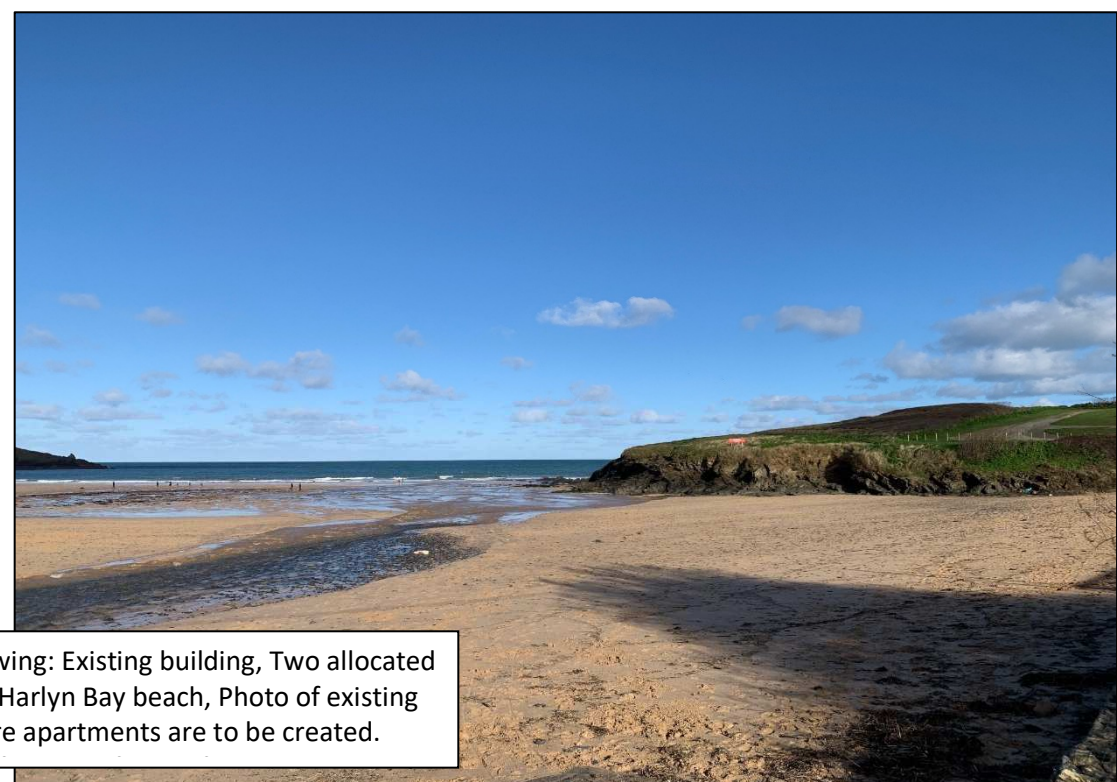
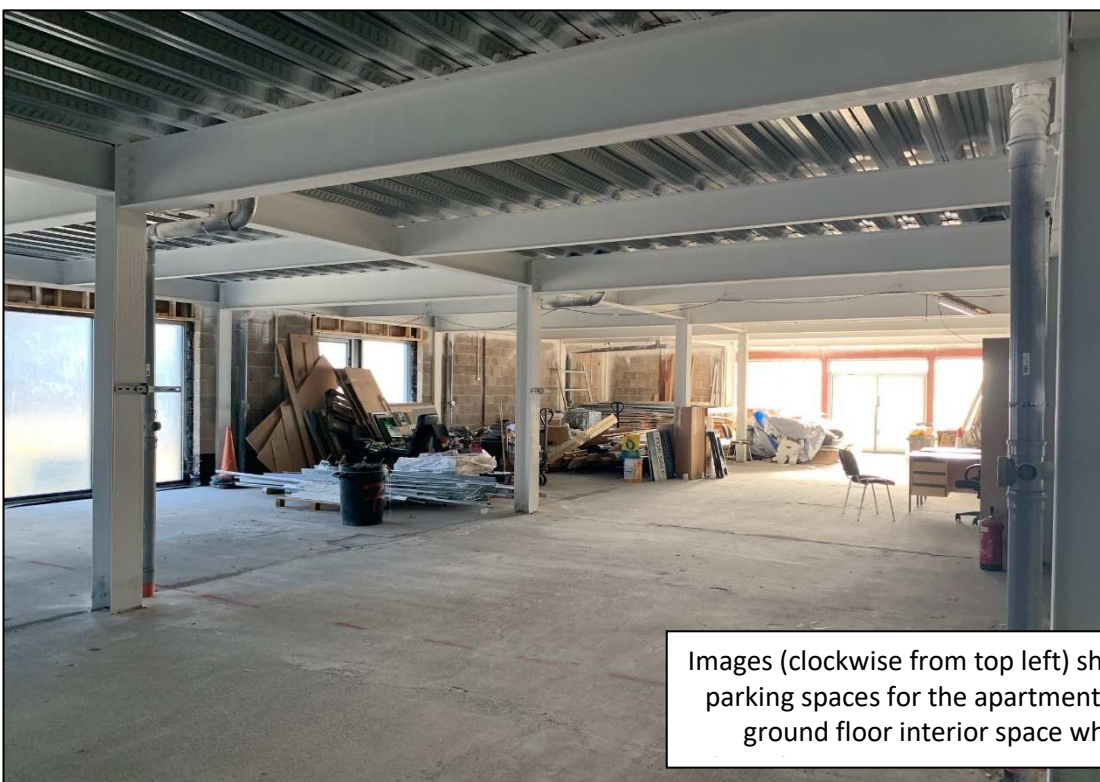


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Images showing: (Above) Photo showing part of the existing building – proposed apartments to be created within existing ground floor space
(Right) Photos showing examples of internal finish of other completed apartments.



Images (clockwise from top left) showing: Existing building, Two allocated parking spaces for the apartments, Harlyn Bay beach, Photo of existing ground floor interior space where apartments are to be created.



Photo of Harlyn Bay