

Development Site

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Colan, Newquay, Cornwall, TR8 4NB

Watergate Bay 6 miles - Mawgan Porth 8 miles - Padstow 14 miles - Lusty Glaze 5 miles - Crantock 6 miles

An extremely rare opportunity to acquire a rural development site for two large contemporary country houses

- Idyllic rural hamlet
- 4,100 sqft and 4,285 sqft
- Adjoining Meadows
- Freehold
- Consent for two large dwellings
- Beautifully designed landscaping
- Total site of 1.7 acres

Guide Price £850,000

SITUATION

Just 5 miles inland from the magnificent north Cornish coast, Colan is an idyllic rural hamlet that is home to the Grade I Listed parish church of St Colanus and surrounded by a picturesque and largely unspoilt pastoral landscape.

A number of fine surfing beaches are within easy driving distance, including Crantock, Fistral, Lusty Glaze, Watergate Bay and Mawgan Porth. The picturesque harbour town of Padstow is around 14 miles away with its quaint narrow streets and array of fine restaurants. Just south of Padstow are the so called 'Seven Bays' renowned for their sandy beaches.

Newquay provides a comprehensive range of shopping facilities including supermarkets together with amenities to satisfy all banking, schooling and leisure requirements. Within approximate 15 miles is the cathedral city of Truro which is now the commercial heart of the county and a vibrant shopping centre with many national retailers represented.

Newquay has a branch line railway station whilst at Truro there is a mainline connection to London Paddington. Approximately 3 miles distance is Newquay Airport with a number of scheduled domestic and international flights.



THE SITE

Following a comprehensive planning exercise, the property now offers an incoming buyer the almost unheard-of opportunity to carry out a bespoke development of two contemporary country houses. The Stable House and Cattle House will nestle amidst beautifully landscaped grounds, approached over a private driveway from the drive serving the adjacent house. The new dwellings will be constructed on the site of an historic complex of stone barns and will extend to 4,100 sq ft and 4,285 sq ft respectively, featuring a range of traditional materials such as natural stone, brick, timber and slate.

Currently the site is home to a pair of converted piggeries known as Charlotte's Web and Piglet. These stylish contemporary studios each offer one-bedroom holiday accommodation, including a kitchen and bathroom.

GARDENS & GROUNDS

The development has been thoughtfully landscaped and there are lovely small paddocks to the south of the development area. The total site measures around 1.7 acres.

PLANNING CONSENT

Conditional Planning Consent was granted on 22nd October 2021 under reference PA21/08588 for the replacement of two existing dwellings with two new dwellings, garages and associated works. The development will incorporate the two holiday lets and is liable for a Community Infrastructure Levy (CIL). Detailed information is available on the Cornwall Council Online Planning Register and from Stags.

The vendors have carried out a significant amount of preparatory work for an incoming buyer and the opportunity to construct a pair of substantial contemporary homes is extremely rare indeed. The design and the comprehensive landscaping plan will create a truly special environment in which to live.

SERVICES

Mains electricity and water are available nearby. Private drainage to be installed by the purchaser. Purchasers to make their own enquiries of the utilities.

VIEWINGS

Strictly through Stags Truro Office on 01872 264488.

DIRECTIONS

Proceed to the hamlet of Colan and the property will be found to the south west of the church.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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