

# PRIME SITE FOR 10 DETACHED DWELLINGS DUPORTH CORNWALL PL26 6EE

- Conditional Planning Permission (PA16/07812)
- Approximately 1.16 ha (2.87 acres) – Construction Commenced
- Guide £950,000 plus the value of works undertaken

view from north boundary across the site looking south east over St Austell Bay

**KLP**  
KITCHENER  
LAND AND PLANNING



## THE SITE

This prime residential development site with stunning sea/coastal views extends in total to approximately 1.16 hectares (2.87 acres) and is located on the southern fringe of Duporth Village, just up from Duporth Beach, a private beach which can be accessed by the residents of the proposed dwellings. The planning approved area for the 10 dwellings extends to approximately 0.69 hectares (1.7 acres) on land which falls from north to south. The site is to be served by two accesses off Rashleigh Road, the access serving plots 1-4 is yet to be formed, the access and road serving plots 5-10 has been commenced and initially leads through a wooded area on the west side of the curtilage.

Whilst construction work on the site has commenced, all works are currently on hold and we are advised as below, the site status when works stopped:

- Lower road c.1 week from Tarmac (kerb brace to be placed)
- Plot 5 foundations completed, Plot 10 foundations excavated
- Plots 8,9,10 reduced level excavation c.50% complete
- Temporary Beton wall is in place
- Lower drainage is c.80% completed

The site was originally consented for development by Linden Homes (as Phase 4), subsequently acquired by Bovis Homes (now Vistry Homes) and we understand they deemed the site too small to develop. This phase forms the final and lower part of a larger completed high quality development originally known as Two Coves.

## DUPORTH

Duporth is situated between the coastal villages of Porthpean and Charlestown on the south Cornish coast linked to both by the local road network and by a coastal foot path. St Austell town centre is located approximately 2 miles to the north. Charlestown is c. 10 minutes walk away via the coastal footpath and offers a primary school, a number of restaurants, pubs, café, playing field and two beaches either side of the harbour. St. Austell provides a comprehensive range of shopping, banking, schooling and recreational facilities together with a main line railways station on the Penzance / London Paddington line. The cathedral city of Truro lies around 15 miles away and offers first-class shopping, business and commercial facilities plus private and state schooling. There are a number of local beaches around St. Austell Bay whilst at nearby Carlyon Bay there is cliff-top championship 18-hole golf course. For the sailing enthusiast there are clubs at nearby Porthpean and a little further afield at Pentewan and Fowey.

## PLANNING & TECHNICAL

Cornwall Council granted Conditional Planning Permission under application PA16/07812 for plot substitution and replan of Phase 4 of approval 06/02039 which increases the number of units on the south eastern portion of the site from 5-10 dwellings. This application was approved 02 Feb 2017.

Cornwall Council confirmed that a submission of details to discharge conditions 4,5,8,9 in respect of decision notice PA16/07812, under application PA19/09149, were acceptable, letter dated 23 Dec 2019. Our client advises; that the council has also confirmed that the approved scheme has commenced and therefore that the planning approval is Extant (In perpetuity).

A comprehensive Planning & Technical information pack is available from KLP which includes correspondence with Cornwall Council re a material start and QS intermediate reports (Mar 2024-Sept 2024) re the works undertaken to date.

We understand that CIL is not applicable, S106 contributions have not been paid.

## METHOD OF SALE

The freehold is offered for sale by Private Treaty.

Offers are invited in the region of £950,000 plus the value of works undertaken.

## VIEWING

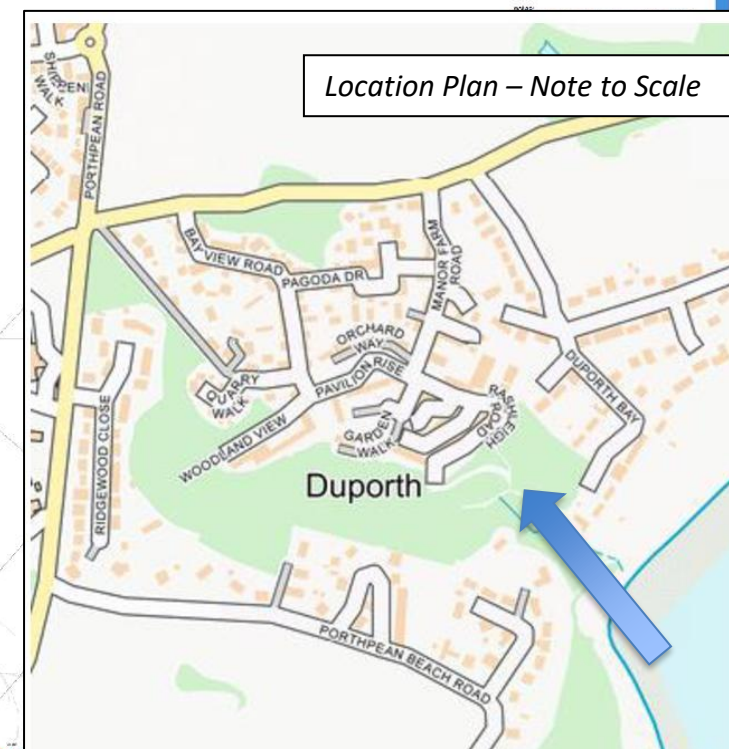
Strictly by appointment, please contact the sole agents KLP to confirm your intention to view and the specific access arrangements. The site access is locked.

what3words: described.able.models



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BLAKESLEY ESTATES

HOUSING DEVELOPMENT  
TWO COVES, DUPORTH

SITE PLAN

DATE: DEC 2023 DRAWN: GC CHECKED: LHM

SCALE: 1:250

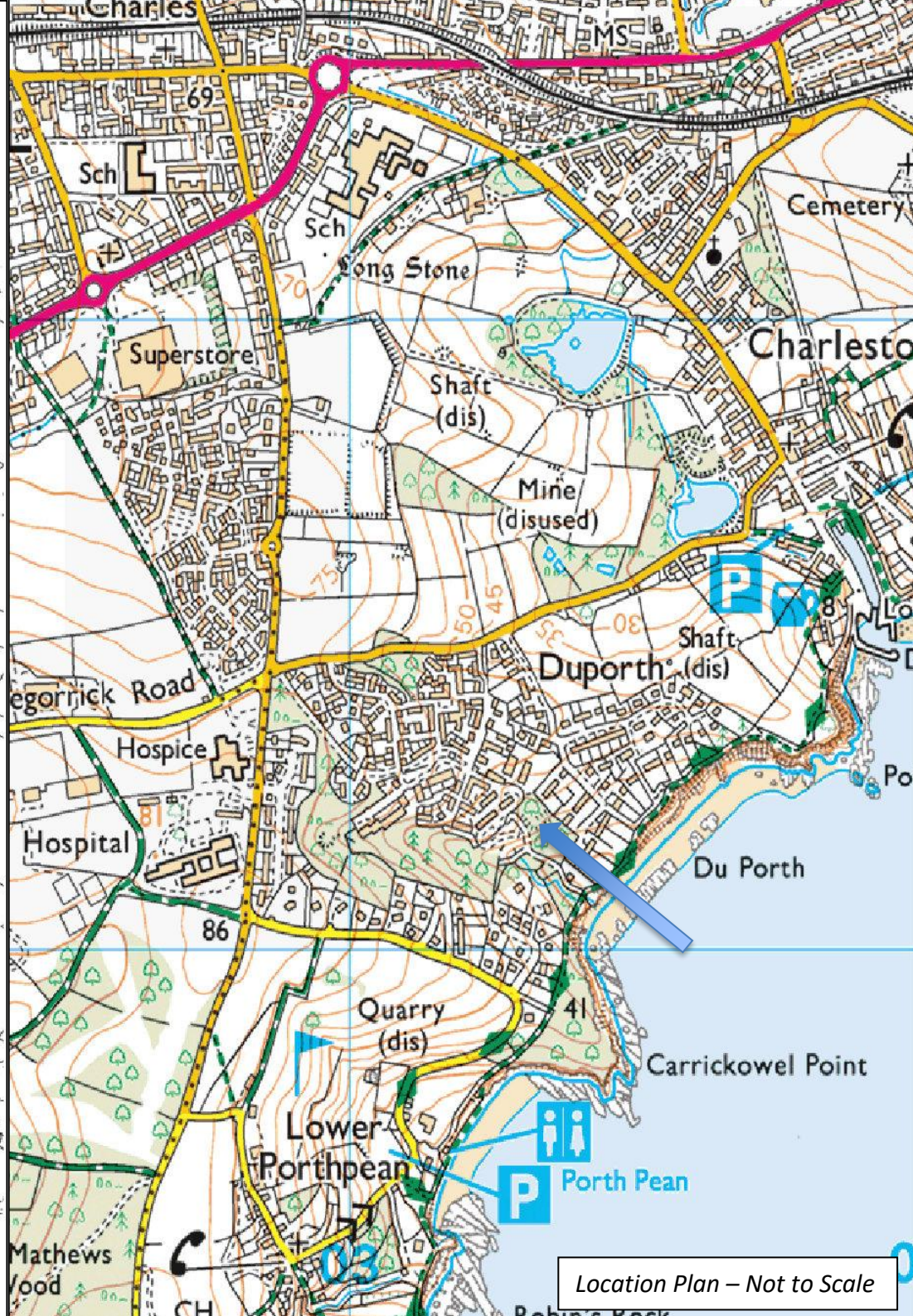
For review

project no: 823 drawing no: 050 rev:

Site Plan – Not to Scale



*Title Plan – Not to Scale*



*Location Plan – Not to Scale*





*view across part lower half of the site*





*view across part lower half of the site*





*view across Duport Beach looking east*