

SUPERB COASTAL BUILDING PLOT

CHARLESTOWN, CORNWALL

- Detailed planning approval ref. PA24/04732
- Building regulation package prepared
- Proposed new house of c. 230sqm (2476sqft) plus garage
- Guide Price £750,000



Aerial image of site – note white lines indicate approximate plot area only

‘ORCHARD HOUSE PLOT’ – PL25 3NX

KLP are delighted to offer buyers the rare opportunity to acquire a building plot just c. 100m from the harbour at Charlestown, one of Cornwall’s most sought after coastal locations. Detailed planning approval has been attained for the construction of a striking Georgian style villa, set in a private gated community known as ‘The Nest’ (a World Heritage Site and Conversation Area – the plot itself is outside of these areas). The new property is proposed with a spacious c. 230sqm (2476sqft) layout, blending traditional granite and slate with bold contemporary features. High ceilings run throughout, with reverse living to maximise the outlook. The design includes four generous double bedrooms, all en-suite, offering excellent comfort and privacy. Entering through the front door, a dramatic full-height space opens to a feature staircase and gallery landing, with sightlines rising to the first-floor vaulted ceiling and central roof lantern — flooding the heart of the home with natural light. Externally there will be parking for several cars along with a large detached garage and gardens. This is a truly unique opportunity to create a landmark home in a historic coastal setting.

CHARLESTOWN

Charlestown, famous for its unique Grade II Listed harbour and tall ships is a charming Cornish coastal village steeped in maritime history. Used as a setting for multiple films, the village offers a range of amenities, including restaurants, boutique shopping, and a warm community spirit. With easy access to the Cornish coastline and modern amenities, Charlestown is a highly desirable location to build a new home.

The nearby town of St Austell has a direct main line rail link with London Paddington whilst the Cathedral City of Truro forming the main commercial heart of the county, is about 15 miles to the south west.

Newquay Airport on the north coast offers a number of daily flights to both national and international destinations.

Recreational facilities of the area include walking to scenery of the south west coastal footpath; rugby, football and cricket clubs in St Austell; Golf Clubs at Carlyon Bay, St Austell and Porthpean; sailing clubs at Porthpean, Fowey and Pentewan; numerous choirs in the area and many other clubs and pursuits.

METHOD OF SALE

The freehold plot is being offered for sale by private treaty with a Guide Price of £750,000.

PLANNING

Detailed planning approval was granted on 13th September 2024 under application reference PA24/04732 for the “Erection of a new dwelling (resubmission of PA24/01509). Subsequently a further application (PA24/07827) was approved on 7th January 2025 for the discharge of planing conditions 5,11,12 and 13 in relation to decision notice PA24/04732. Copies of the planning documents, along with building regulation package documents (for submission and approval in due course) and other technical information is available via a planning and technical information pack which can be requested from KLP.

CIL (COMMUNITY INFRASTRUCTURE LEVY)

The Agents are advised that there is a CIL liability in the sum of £27,676.42 associated with the approved planning. However, self-builders are able to apply for exemption for this charge – please contact Cornwall Council for further information.

UTILITY SERVICES

The Agents are advised that mains electricity and water connections are available on site, with all easements in place for other mains utility services to be connected. Interested parties should however make and rely upon their own enquiries of the relevant services providers prior to making any offer.

VIEWING

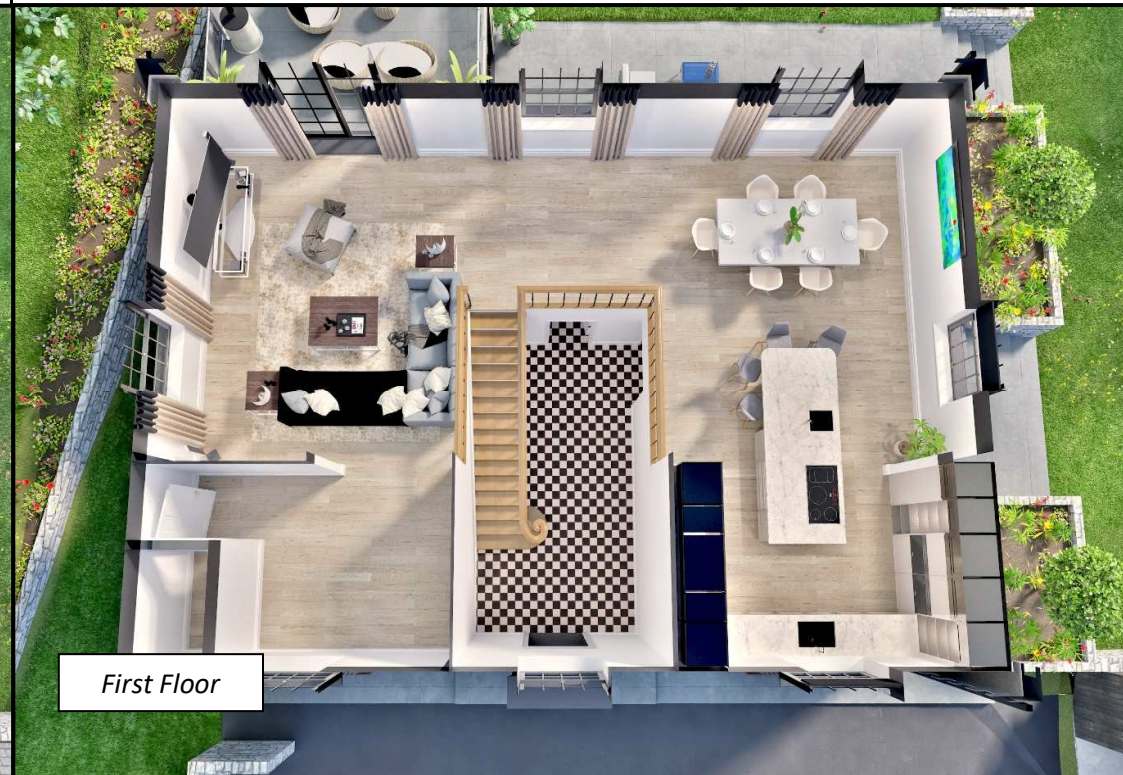
STRICTLY BY APPOINTMENT ONLY. Please contact Alex Munday at KLP to arrange a viewing.

CONTACT



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Ref: 1081/AM





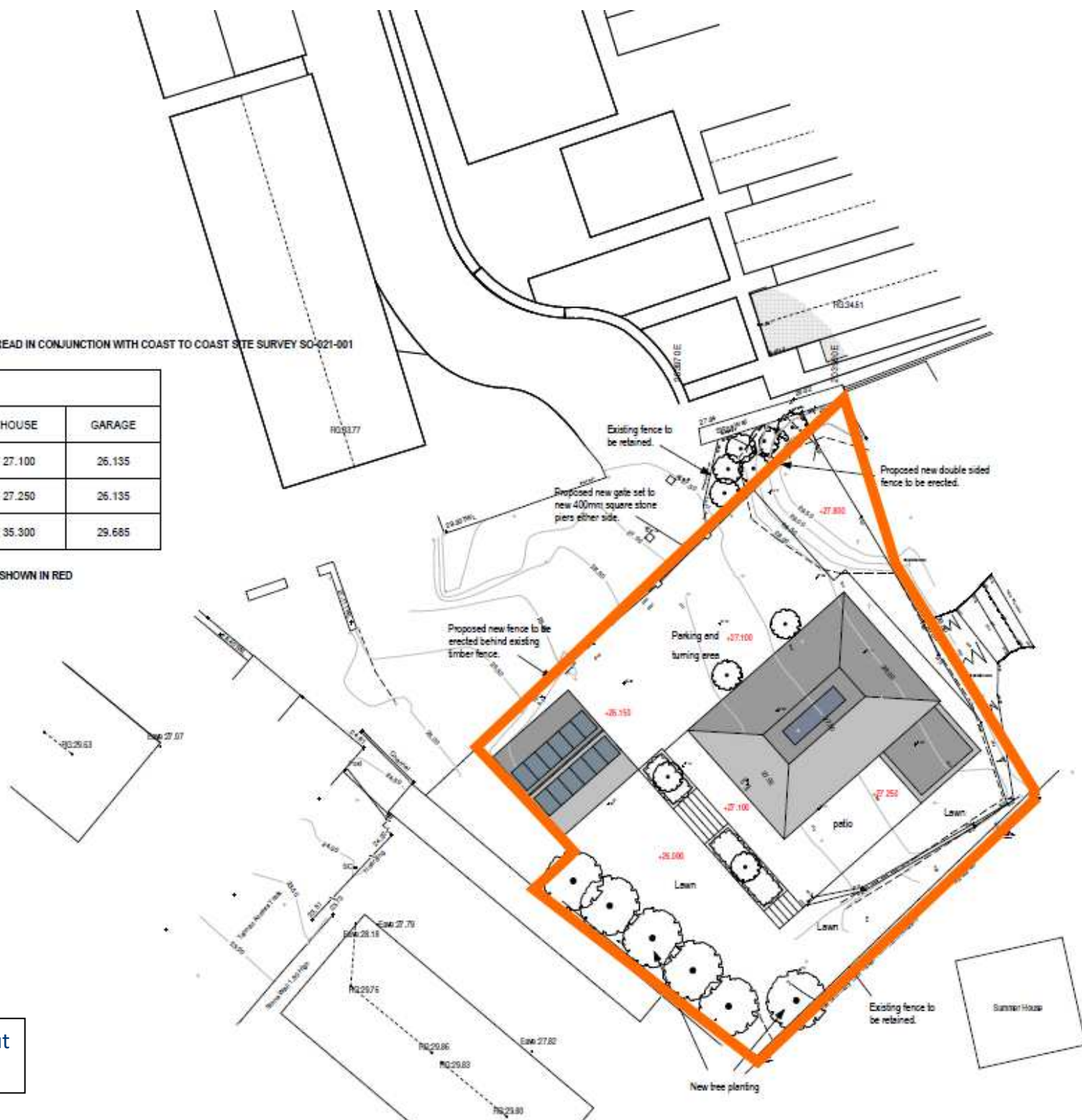
Location Plan - (not to scale) – plot location outlined in red and right of access outlined in blue



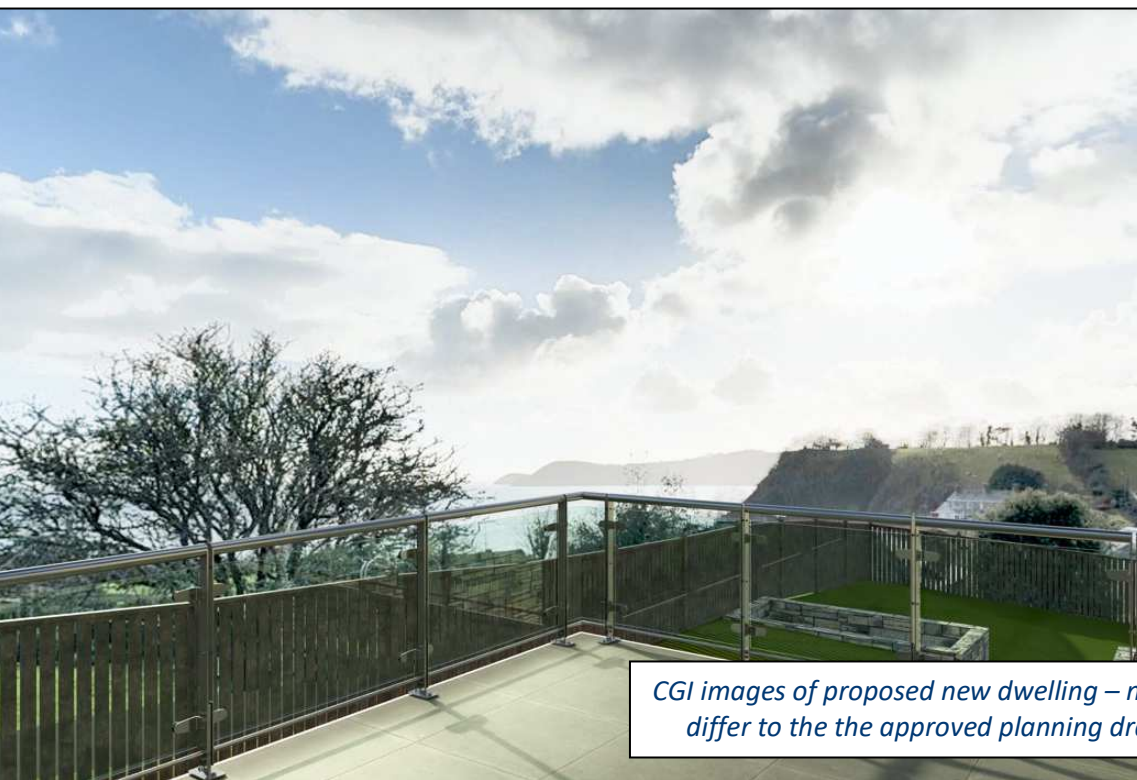
NOTE - ALL LEVELS ARE TO BE READ IN CONJUNCTION WITH COAST TO COAST SITE SURVEY SO-021-001

PROPOSED LEVELS		
	HOUSE	GARAGE
GROUND LEVEL	27.100	26.135
F.F.L.	27.250	26.135
RIDGE HEIGHT	35.300	29.685

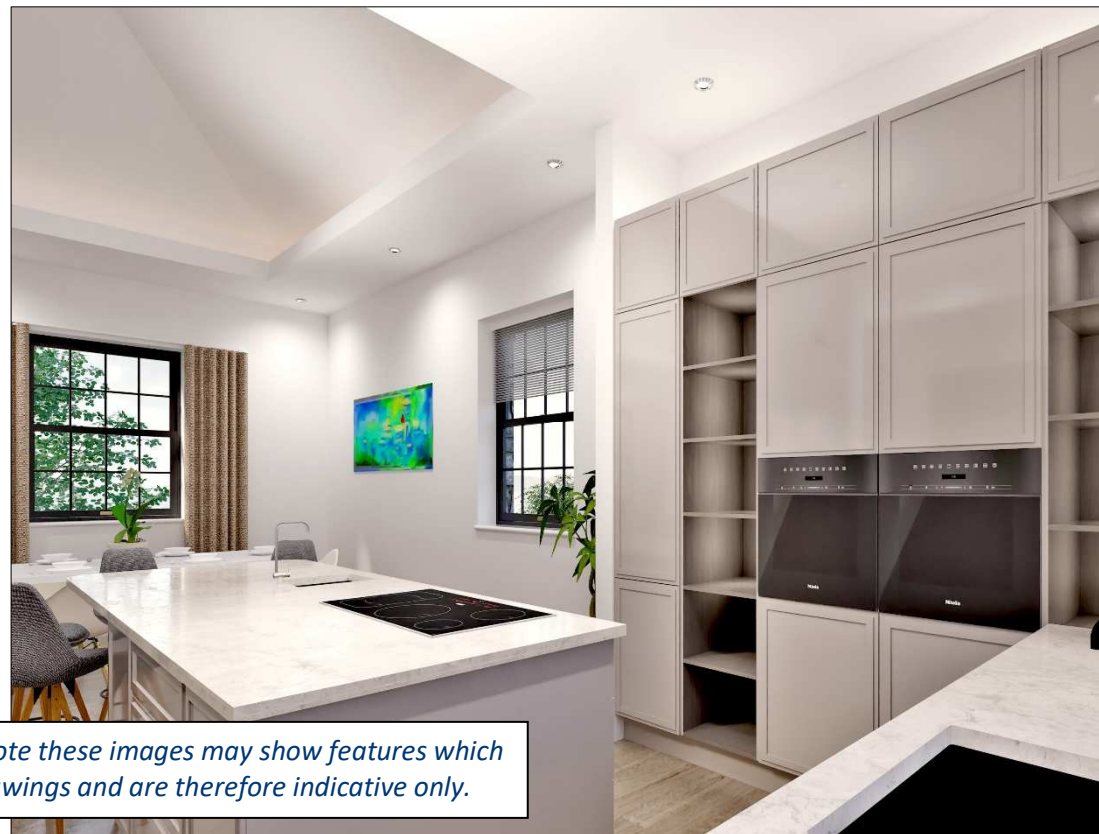
NOTE - PROPOSED LEVELS ARE SHOWN IN RED



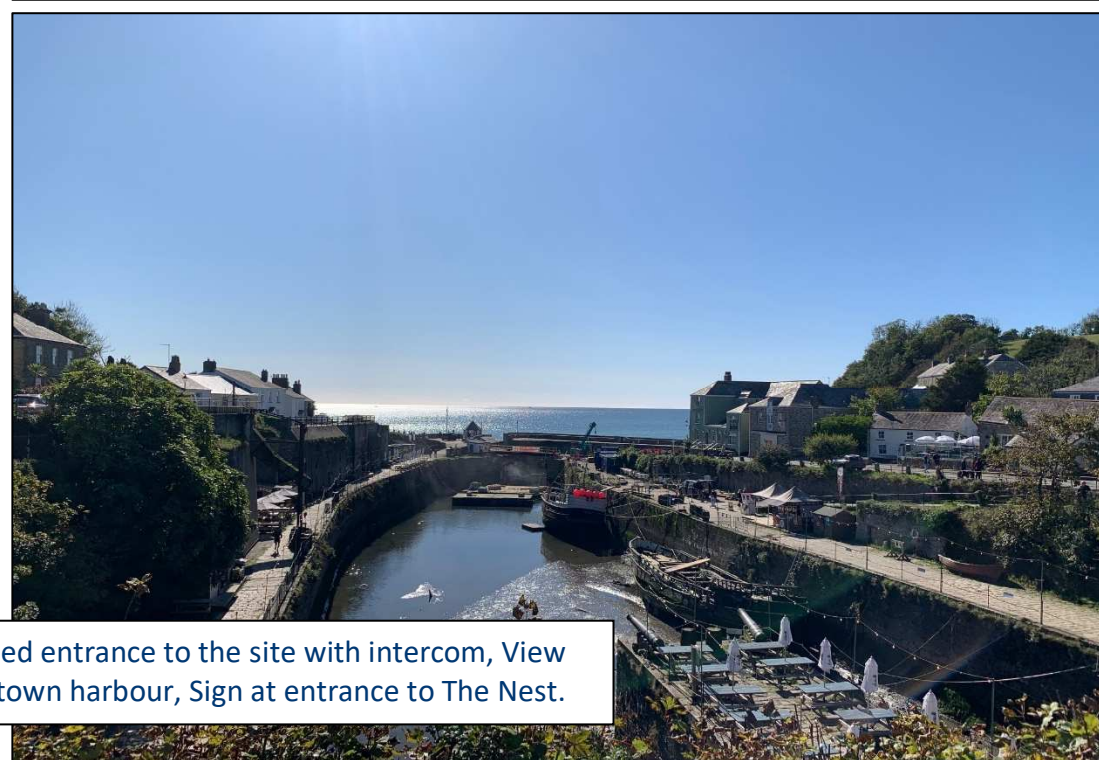
Proposed site layout
plan (not to scale)



CGI images of proposed new dwelling – note these images may show features which differ to the the approved planning drawings and are therefore indicative only.



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Photos (from top left clockwise) showing: Gated entrance to the site with intercom, View over part of the existing plot, View of Charlestown harbour, Sign at entrance to The Nest.



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