

RESIDENTIAL DEVELOPMENT OPPORTUNITY

PENDENNIS RISE, FALMOUTH

- Detailed Planning Permission (ref. PA24/09830)
- Site extends to c. 4.04 acres / 1.63 ha
- Approved plans provide for 6 unique contemporary houses

Aerial view over the site and Pendennis Castle

KLP
KITCHENER
LAND AND PLANNING

THE SITE – TR11 4NG

This unique brownfield development site is positioned in an outstanding location in the harbour town of Falmouth. The land extends to a total of c. 4.04 acres (1.63 ha) and offers detailed planning approved for the development of 6 contemporary detached dwellings, designed by Lavigne Lonsdale Architects. A summary of the approved new properties is set out below:

Unit No.	Beds	GIA (sqm)	GIA (sqft)	Parking
1	4	191	2056	Dble grg + 2 spaces
2	3	148	1593	Dble grg + 2 spaces
3	3	148	1593	Dble grg + 2 spaces
4	4	191	2056	Dble grg + 2 spaces
5	2	76	821	2 spaces
6	2	76	821	2 spaces
Totals		830	8939	

*the above figures do not include the garages and are approximated from the architects plans

There are 8 redundant underground oil storage tanks situated in the north-eastern part of the site, which were decommissioned in 2015 with the remainder of the site comprising of scrubland.

FALMOUTH

The site is located on Pendennis Head, approximately 0.3 miles north-west of the Grade I Listed Pendennis Castle and 0.9 miles to the north east of Gyllyngvase Beach. Access to the site is off Pendennis Rise and the site overlooks the historic Falmouth Docks and has far-reaching views across the Falmouth Estuary towards St Mawes and St Just in Roseland.

The coastal town of Falmouth has one of the world’s largest natural harbours and benefits from several beautiful sandy beaches. The town has a strong maritime heritage, which is re-enforced with the National Maritime Museum being located there. The town is accessed via the A39 (off the A30) and has good access to Truro (12 miles), and Newquay (26 miles).

Newquay provides an expanding airport, with flights to an increasing number of destinations. There is a train station c. 350m to the west of the site, providing direct services to the mainline station at Truro.

METHOD OF SALE

Offers are invited for the freehold of the site – please contact KLP to discuss further.

PLANNING

Detailed planning permission (ref: PA24/09830) was approved by Cornwall Council on 15th September 2025 for the “Redevelopment of site to provide 6 dwellings, a new town park and associated works”.

Interested parties may note that a previous planning application (PA21/00953) was also approved on the site for an identical development of 6 dwellings, demolition of all existing structures (including underground tanks and associated infrastructure), site remediation and redevelopment to provide 6no. dwellings, a new town park, associated access, parking, infrastructure (including a bat house) and landscaping.

BNG

The supporting information accompanying the planning permission indicates that a 79.98% increase in habitat units is available on site, with an 898.8% increase in hedgerow units.

CIL

The Agents understand that the approved development is CIL liable, with a payment required of £120,496.86 (index linked).

PUBLIC PARK

Condition 17 of the Decision Notice states that all planting, seeding and turfing comprised in the approved scheme of landscaping shall be carried out in the first

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planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is sooner.

TENURE

The site is registered under title number CL49534 and is owned freehold (title absolute).

SERVICES

Interested parties should however make and rely upon their own enquiries of the relevant services providers as to the availability and capacity of any required utility connections.

VIEWING – STRICTLY BY APPOINTMENT ONLY

Please contact the vendors sole agents KLP on 01392 879300

CONTACT



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Ref:1116/AM



The site plan illustrates the proposed development at Trelynas Road. The development consists of six units, labeled Unit 1 through Unit 6, arranged in a semi-circular pattern. Unit 1 is the largest, followed by Unit 2, Unit 3, Unit 4, Unit 5, and Unit 6. The units are situated on a plot bounded by Castle Drive to the north and Trelynas Road to the south. To the west of the units is a large, irregularly shaped area labeled 'THE RESERVE'. To the east of the units is a large, irregularly shaped area labeled 'SHIPS AND CASTLES (Leisure Pool)'. The plan also shows several 'El Sub Sta' (Electricity Substation) locations, a 'Tanks' area, and a 'Shops and Castles (Leisure Pool)' area. The surrounding area includes existing buildings, roads, and green spaces. A north arrow is located in the bottom right corner of the plan.



ILLUSTRATIVE VIEW OF PROPOSED DEVELOPMENT





Battered stoneface wall with
grass embankment to
secure parking and
conveyance (2m high max)
Scale 1:500

CASTLE DRIVE

Blue threshold - Granite outdoor table entry
Screen gate access - work bar and pedestrian access
Screen to include historic pattern design
Existing footway - Northern crossing bridge
Highway verge options
External raised terrace
Existing trees and vegetation
Preserved and protected

1

2

3

4

5

6

Defensive planting - scrub and native planting
to limit access and bed buildings into slope
and landscape
Sunken courtyard planting
Maintenance access
Greenwall to merge with landscape to integrate
building with landscape
Perennial woodland edge planting
Narrow trees and shrub planting to
reinforce belt corridor and secure break
between park and adjacent properties

THE
REDOUBT

Site plan with the 6 plots outlined – not to scale



View over the site and harbour