




Serviced Building Plot

MAWGAN PORTH



Jackie Stanley
ESTATE AGENTS



Jackie Stanley are delighted to bring to market this exciting development opportunity to build a brand new home elevated above one of Cornwall's best surfing beaches - the highly desirable and exclusive coastal hotspot of Mawgan Porth.

- *Elevated Position Within the Exclusive Coastal Hotspot of Mawgan Porth*
- *Sea & Coastal Views*
- *Detailing Planning Permission for Contemporary New Dwelling*

- *Four Bedrooms/Three Bathrooms*
- *Two Reception Rooms & External Terrace*
- *160m² over Three Storeys*
- *Garden & Driveway Parking*
- *Rare Development Opportunity*



Detailed planning permission has been sought and granted under planning number PA22/06701 for the construction of a contemporary detached dwelling, conceived to sit comfortably alongside a similar new dwelling using a mixture of natural stone and timber elevations.

The approximate size of the new dwelling is 1,722 square feet designed with a three storey layout, landscaped gardens and associated parking. Sea and countryside views are anticipated from the upper floors. This is a 'serviced plot' with the initial excavation having been undertaken with the site flat and ready for foundations to be laid with water and electricity supplies in place ready for the construction to begin. A ground source heating system is proposed.





Mawgan Porth is now one of the most sought after locations in North Cornwall. The magnificent sandy beach is famous for water sports activities serving surfers and bathers alike with stunning cliff and coastline walks. Fine dining is available locally at the award-winning Scarlet Hotel as well as first class spa and recreational facilities at The Scarlet and Bedruthan Hotel.

The bay provides a range of amenities including a local store, cafés, various eateries, The Merry Moor public house, surf school, and gift shops. Walkers are well placed to enjoy the wonders of the South West Coastal Path with fabulous walks to the likes of Watergate Bay and Bedruthan Steps both being within easy reach.

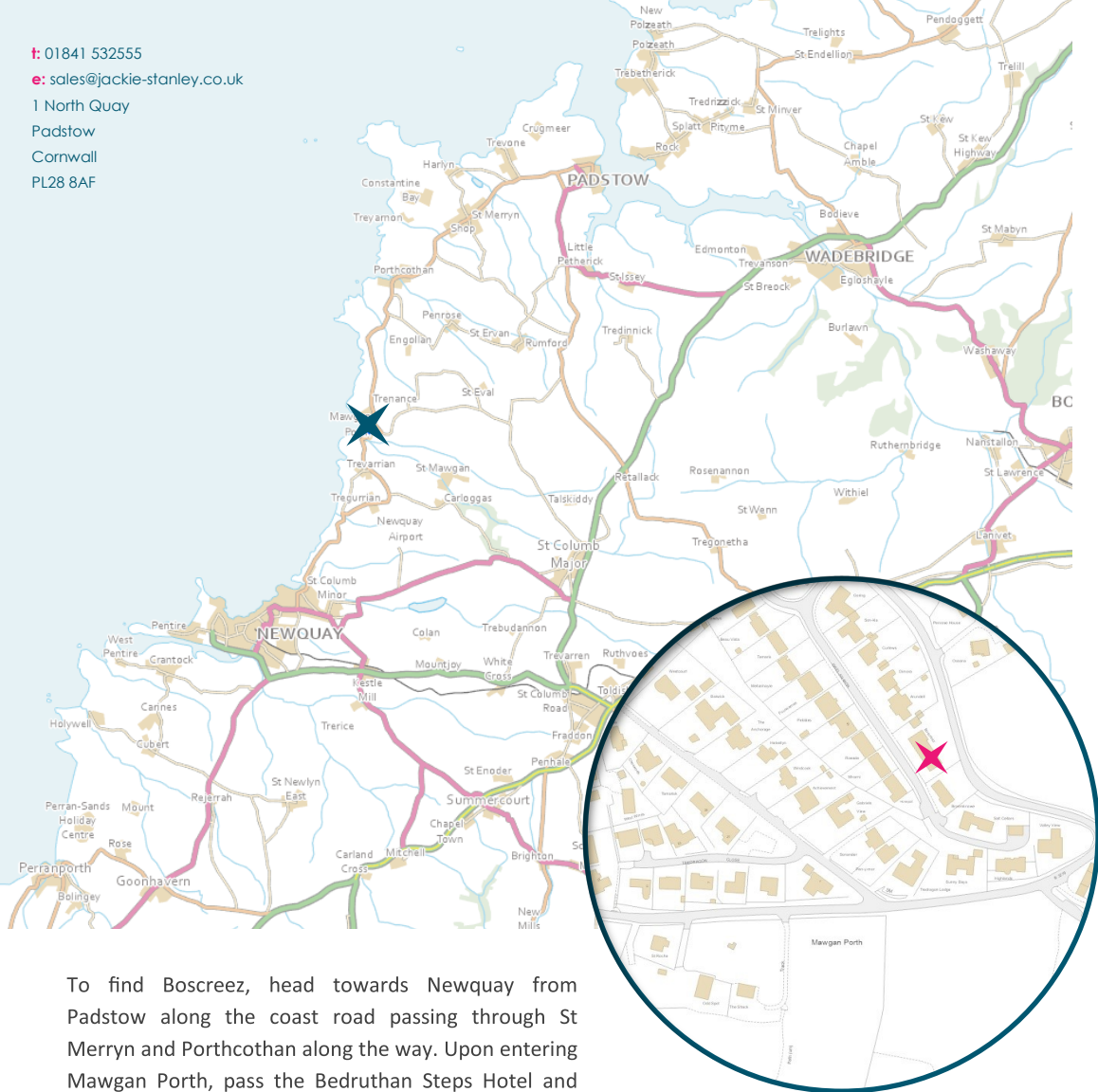
Rick Stein's esteemed Seafood restaurant, Paul Ainsworth's Michelin starred No.6 and cool seafood bar Prawn On The Lawn in picturesque Padstow can be found just a few miles distant. Well situated for ease of transport, Mawgan Porth is less than a 20 minute drive off the main A30 and approximately 2.4 miles from Newquay Airport with its domestic and international flight services. The main line train station at Bodmin Parkway is an approximate 30 minute drive away with routes into London Paddington.

Boscreez, Mawgan Porth, TR8 4DW

Guide Price £425,000



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To find Boscreez, head towards Newquay from Padstow along the coast road passing through St Merryn and Porthcothan along the way. Upon entering Mawgan Porth, pass the Bedruthan Steps Hotel and continue round the bend. Take the next right into Gwel-An-Mor and the bare left. Boscreez can be found along on the left hand side. The postcode for satellite navigation is TR8 4DW. What3words: gladiators.resting.influence

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