



Glendorgal Hotel Development
Lusty Glaze Road
Newquay
TR7 3AB





Site for the
development of
5, 4 bedroom
townhouses

**Guide Price
£2,000,000**



One of the most exciting re-development opportunities in Cornwall. Exceptionally positioned, sea-fronting, new homes on one of the last privately owned headlands in Cornwall.

A superb development opportunity for 5 front-line, holiday home properties on the North Coast between Newquay and Porth.

SETTING AND DESIGN

Five, three storey, four bedroom townhouses with open plan kitchen/dining/living rooms opening to a sea view terrace. A second reception room could be a family room or office. The en-suite master bedroom has a balcony offering sea views up to Trevoze Head.

The planning permission allows for a development of 11 properties in total.

The townhouses form the first phase of this development.

The Landowner intends to clear the site ahead of development.

The development will also include the re-creation of the "Glendorgal Barrow", to mirror the same on Porth Island opposite.

LOCATION

Set directly above Porth beach, this development commands wonderful panoramic sea and coastal views taking in Newquay Bay, Watergate Bay and miles of coastline to Trevoze Head in the distance. This site offers possibly the best views in Newquay. Porth beach is large sandy beach which offers both gentle bathing waters for swimming or paddle-boarding as well as low surf for body-boarding. There is direct access from the site down to the beach at low tide or a short walk at high tide. Seals can often be seen in the sea here. The cliffs that border the headland offer grandstand seats for incredible sunrises and sunsets.

To the other side of the headland, picturesque Lusty Glaze beach is surrounded by high cliffs and is one of Newquay's lesser known sandy beaches. Privately owned, the beach is popular with surfers, swimmers and beach lovers and is also home to a restaurant/bar.

Newquay is considered to be one of Cornwall's most popular holiday resorts, world renowned for the quality of its surrounding surfing beaches together with the spectacular North Cornish coastline. The town provides a comprehensive range of shopping facilities together with amenities to satisfy all banking, schooling and leisure requirements. There is a branch line railway station together with Newquay airport nearby from where there are a number of scheduled domestic and international flights.





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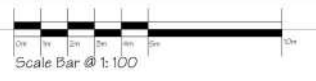
03 Rear Elevation Plots 01, 02 & 04-08 (South Westerly)
1:100



02 Principle Elevation Plots 09 & 10 (Westerly) Gable to Plot 08
1:100



01 Principle Elevation Plots 01 & 04-08 (North Easterly)
1:100



Rev: 07-24 AB: YF
 Plot 04 through to Plot 08 elevations revised including proposed material palette schedule. Elevation of Plots 09 & 10 removed and existing 'Villa' elevation added as to be retained.

Rev: Date Dn: Ch:
PLANNING

Project No:	21019	Date:	05-23
Rev No:	PL-007	Rev:	P1
Scale:	As noted @A1	Drawn by:	AB
		Checked by:	

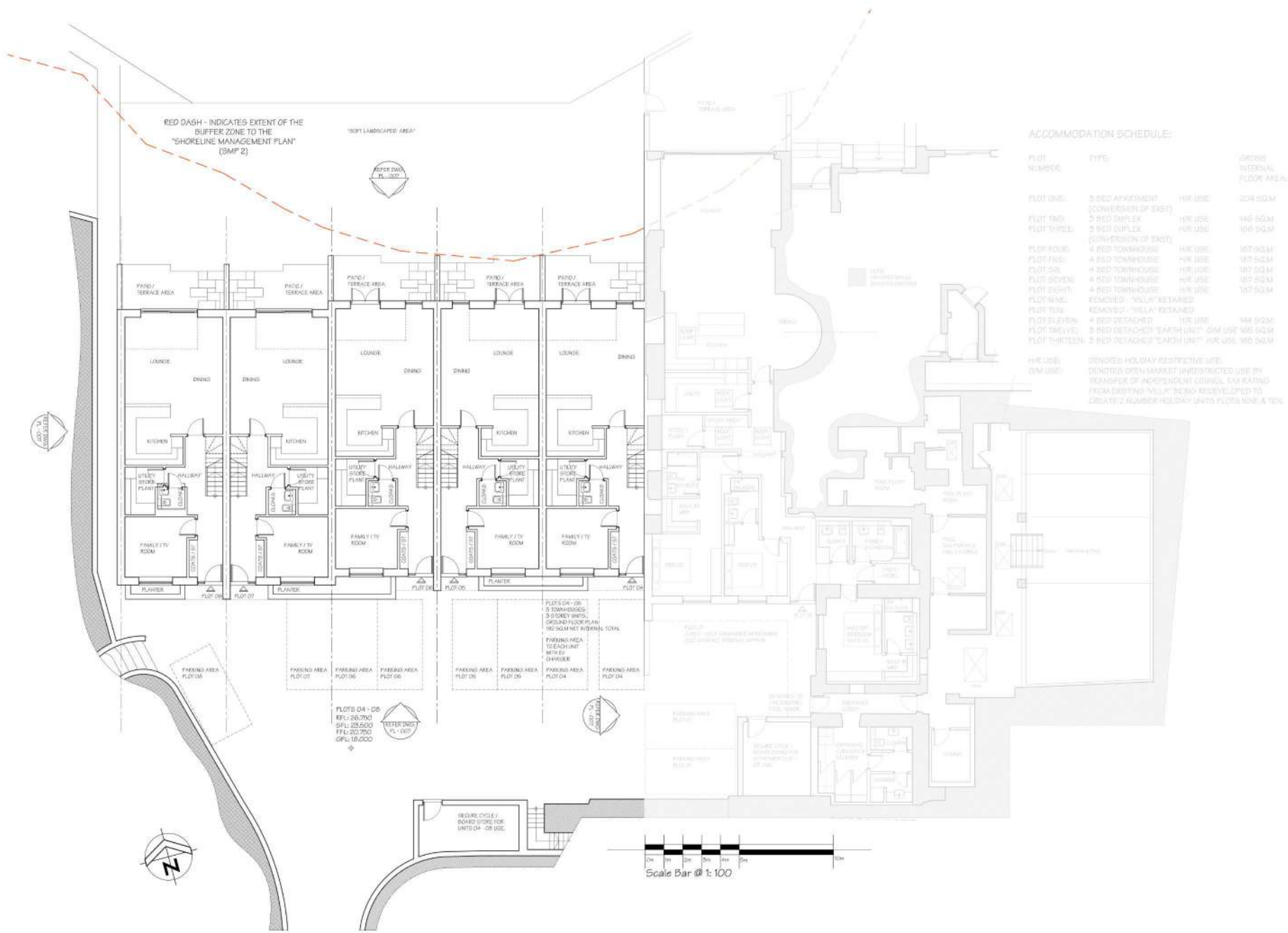
Client: Bluechip Horsham Limited
 Project: Proposed residential development @ Glendargal Hotel, Lundy Glen Rd, Newquay, B27
 Draw Title: Proposed Elevations - Plans & Aspects as noted.

ARTCHART > Architecture

F-03, Second Floor
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ACCOMMODATION SCHEDULE:

FLOT NUMBER	TYPE	GRID/ INTERNAL FLOOR AREA
FLOT ONE:	3 BED APARTMENT (CONVERSION OF EAST)	204 SQM
FLOT TWO:	3 BED DUPLEX	140 SQM
FLOT THREE:	3 BED DUPLEX	140 SQM
FLOT FOUR:	4 BED TOWNHOUSE (CONVERSION OF EAST)	187 SQM
FLOT FIVE:	4 BED TOWNHOUSE	187 SQM
FLOT SIX:	4 BED TOWNHOUSE	187 SQM
FLOT SEVEN:	4 BED TOWNHOUSE	187 SQM
FLOT EIGHT:	4 BED TOWNHOUSE	187 SQM
FLOT NINE:	REMOVED - "VILLA" RETAINED	
FLOT TEN:	REMOVED - "VILLA" RETAINED	
FLOT ELEVEN:	3 BED DETACHED	140 SQM
FLOT TWELVE:	3 BED DETACHED "EARTH UNIT"	140 SQM
FLOT THIRTEEN:	3 BED DETACHED "EARTH UNIT"	140 SQM

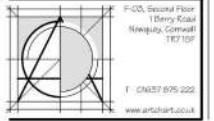
HR USE: DENOTES HOLIDAY RESIDENTIAL USE.
 DM USE: DENOTES OPEN MARKET UNRESTRICTED USE BY TRANSFER OF INDEPENDENT COUNCIL TAX RATING FROM EXISTING "VILLA" BEING REDEVELOPED TO CREATE 2 NUMBER HOLIDAY UNITS PLOTS NINE & TEN.

P1 08.24 AB 22
 Plots 04 through to 08 re-planned and location on site adjusted to move away from the "Buffer Zone" as identified on the "Shoreline Management Plan" (SMP 2).
 Internal plan layout of Plot 01 adjusted to suit updated survey information relative to existing ownerships.
 Accommodation schedule revised to suit. Plot 09 & 10 removed and existing "VILLA" to be retained.

Rev: Date: Dr: Dt:

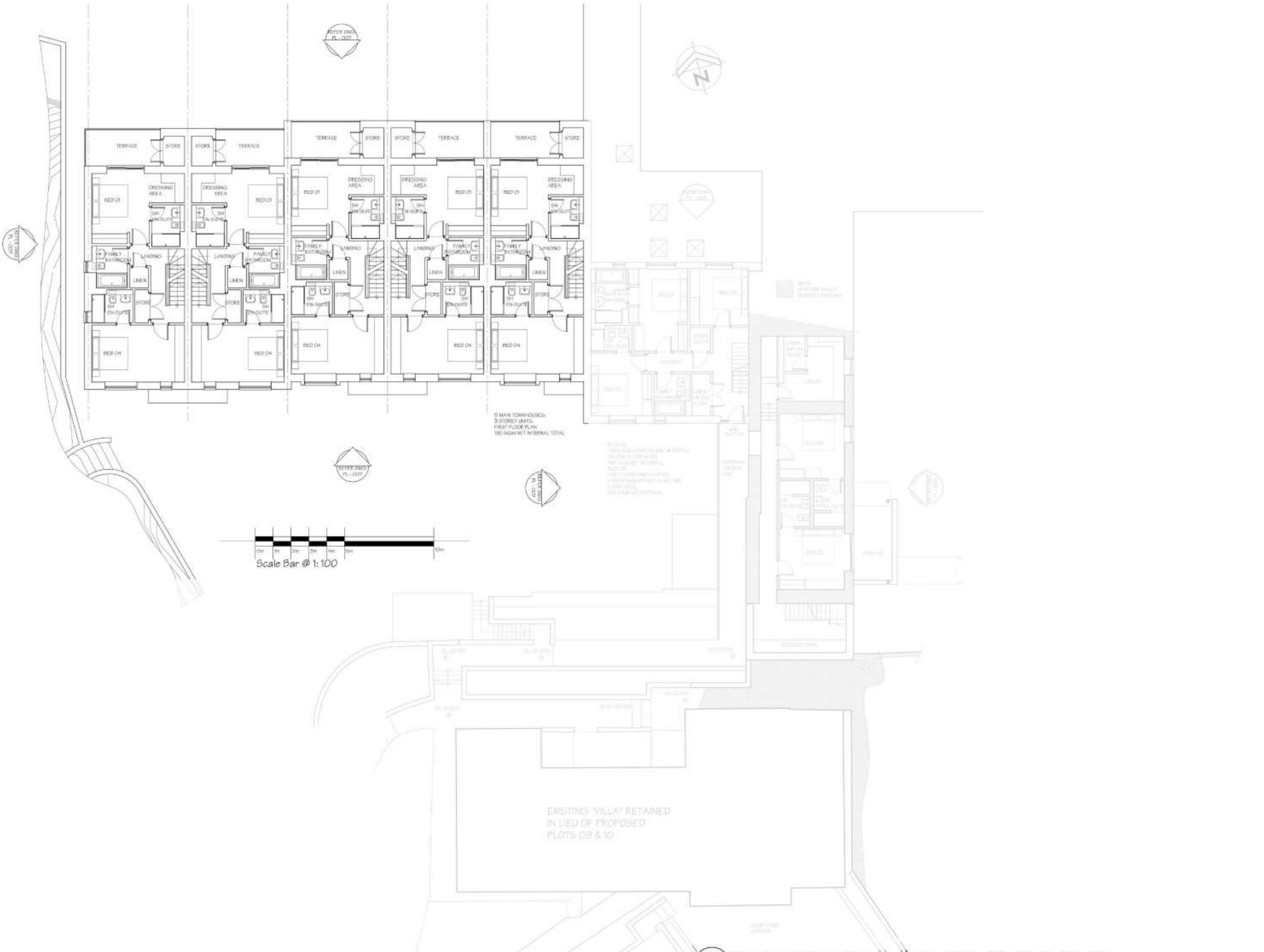
Project No:	21019	Date:	05-23
Eng No:	PL-003	Rev:	P1
Scale:	As noted @/A	Drawn by:	AB
		Checked by:	

Client: Bluechip Hotels Limited
 Project: Proposed residential development @ Gendragal Horse, Lusty Gap Rd, Newquay, TR7
 Draw Title: Proposed Ground Floor Plan Layouts Plot 01, Plots 04 - 08
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01 Proposed Ground Floor Plan Layouts Plots 01, 04-08
 1:100

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P1 0724 AB 00
 Plots 04 through to 08 re-planned and location on site adjusted.
 Plots 09 & 10 removal and existing "villa" to be retained.

Rev: Date: Dr: Dn:

PLANNING

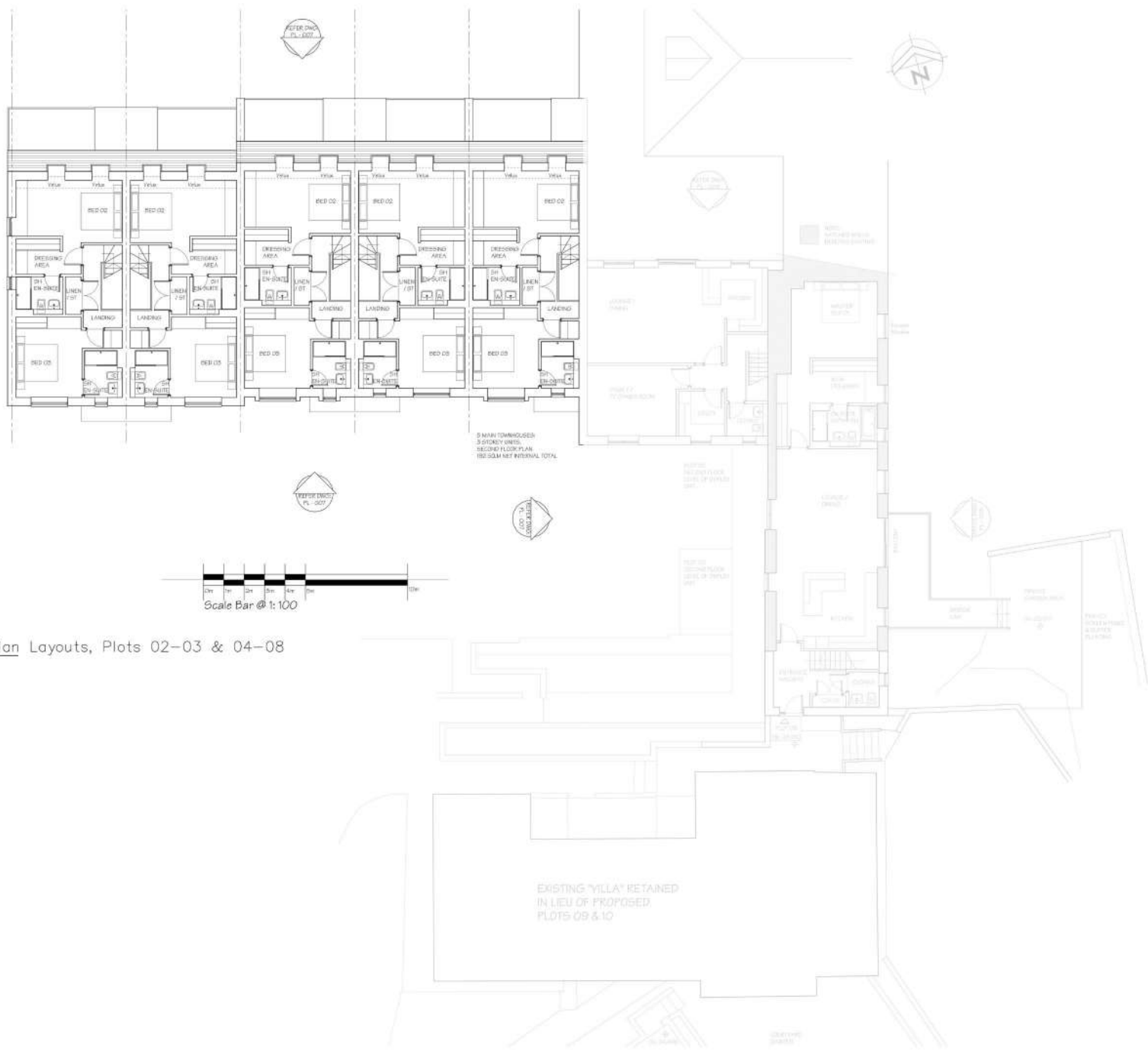
Project No:	21019	Date:	02-23
Draw No:	PL-004	Rev:	P1
Scale:	As noted @ A1	Drawn by:	AB
		Checked by:	

Client: Bluechip Hotels Limited
 Project: Proposed residential development @ Centennial Hotel, Lussy Gziz Rd, Newquay, TR7
 Draw No: Proposed Floor Plan Layouts - Plots 02 - 08
 Plots 04 - 08 & Plots 09 - 10

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01 Proposed Floor Plan Layouts, Plots 02-03 & 04-08
 1:100



6 CM

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5 MARK TOWNHOUSES
3 STOREY UNITS
SECOND FLOOR PLAN
180 SQM NET INTERNAL TOTAL

Scale Bar @ 1:100

01 Proposed Floor Plan Layouts, Plots 02-03 & 04-08
1:100

P1 0724 AB P1
Plots 04 through to 08 re-planned and location on site adjusted.
Plots 09 & 10 removed and existing 'Villa' to be retained.

Rev: Date: Dn: Cn:

PLANNING

Project No:	21019	Date:	03-25
Draw No:	PL-005	Rev:	P1
Scale:	As noted @A1	Drawn by:	AB
		Checked by:	

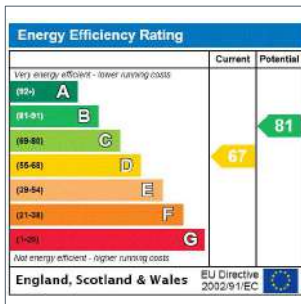
Client: Blunship Holdings Limited
Project: Proposed residential development @ Genaborgal Hotel, Lusty Glen Rd, Newquay, TR7
Date Issd: Proposed Floor Plan Layouts - Plots 02 - 03
Plots 04 - 08 & Plots 09 - 10
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LOCAL AUTHORITIES

- * Cornwall Council 0300 1234100.
- * Planning Reference Number PA24-02415

Further details available through the sole agents, Humberts.

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