



Development/Investment Opportunity—Tre-Pol-Pen, 8 New Road, Port Isaac,
Cornwall, PL29 3SB.

OFFERS IN EXCESS OF: £900,000

Freehold & Vacant on Completion

The Approval:

Approval has been granted to demolish the existing building and construct three townhouses, one apartment, and a ground-floor retail unit. A rare and exciting investment opportunity in the heart of Port Isaac.

The current Site:

Existing Property: 22 rooms (17 bedrooms), previously used as guest accommodation, now occupied by the seller.

Tenure: Freehold

VAT: Seller Confirms N/A

Title: CL44 385

Covenants: Property Register Document Available

Parking: Space for up to 8 vehicles

Community Infrastructure Levy (CIL): £10,475.97

Site Area: 630.00 sq. metres

Local Authority: Cornwall County Council

Planning Reference: PA23/05938

Link To Planning Documents:

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?keyVal=RYISBEFGL2X00&activeTab=summary>



Development Schedule:

- **Retail Premises**
- **Apartment** 36 SQM. 1 bed
- **Townhouse 1** 214 SQM. 3 bed
- **Townhouse 2** 214 SQM. 3 bed
- **Townhouse 3** 190 SQM. 3 bed

Total GDV Estimate: £2,920,000

The Information provided by Allen Heritage Limited has been given in good faith however all parties must undertake their own due diligence to satisfy themselves before placing a formal offer.

Council Tax Band: E

Condition Of Planning: Three of the approved residential units, as shown on **approved plan 23001/01 Rev A**, shall be occupied only as a **primary residence**. They **cannot** be used as second homes or holiday lets.

Viewings: strictly by appointment only

Introduction Fee:

In consideration of the services provided by Allen Heritage, an introduction fee will be due upon any sales figure agreed that proceeds to completion. The introduction fee shall amount to £5,000 plus (VAT)

This property presents a unique opportunity to invest in a location that combines the charm of a traditional Cornish village with the potential for modern development.

Prime Location:

Tre-Pol-Pen is set in the heart of **Port Isaac**, a picturesque fishing village famous for its **charming streets, whitewashed cottages, and breathtaking coastal scenery**. Known as the filming location for *Doc Martin*, this thriving village offers an appealing blend of tradition and modern convenience.

Local Amenities: Boutique shops, traditional pubs, cafés, and fresh seafood restaurants.

Michelin–Starred Dining: Just a short walk from the site is **Outlaw’s New Road**, a renowned seafood restaurant by chef **Nathan Outlaw**.

Diverse Cuisine: Beyond seafood, a variety of restaurants and pubs offer alternative dining experiences.

Coastal Walks: Stunning South West Coast Path trails with breathtaking Atlantic Ocean views.

Transport Links:

Rail: Nearest station: **Bodmin Parkway (20 miles)** with connections to London and beyond.

Bus: Route 96A (Go Cornwall Bus) links Port Isaac to Wadebridge and Camelford.

Taxi: Services available at Bodmin Parkway for direct transport.

Road Access:

B3267: Direct link to the B3314.

B3314: Connects to Wadebridge and Camelford.

A39 (Atlantic Highway): Major route connecting North Cornwall to Bude and Wadebridge.

Documents Available Upon Request:

Brochure

Approval & Conditions

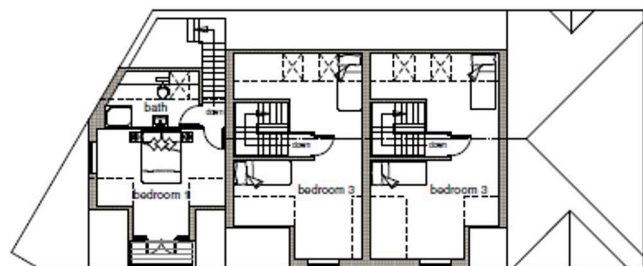
Cil Document

GDV and SQM

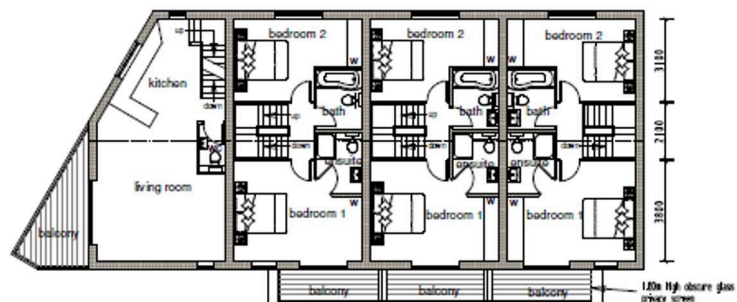
Local Comparables

Planning Statement

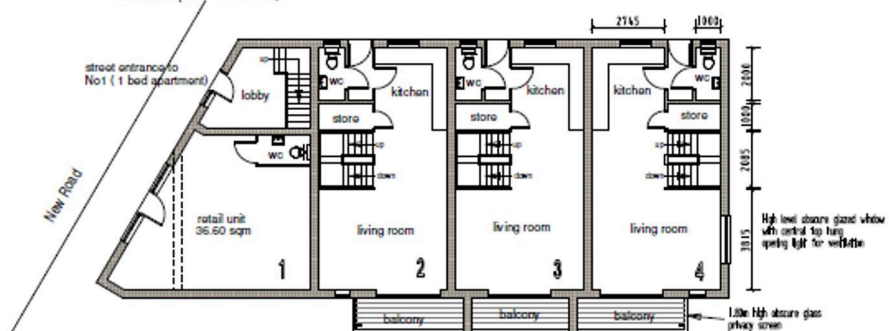
For Further details contact the land team at Allen Heritage



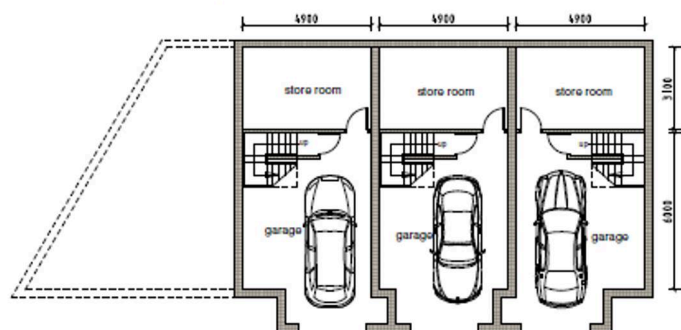
Second floor plan 143.60sqm



First floor plan 201.70sqm



Ground floor plan 210.60sqm



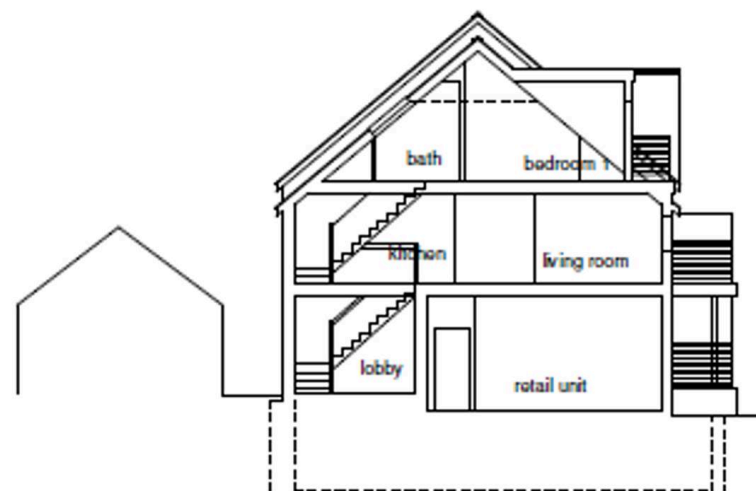
Basement floor plan 172.30sqm



Total floor area - 728.20sqm



Section through town house



Section through retail shop and apartment