



Potential design subject to reserved matters application

Site For 5 Sea View Detached Homes, Tintagel Road, Boscastle, PL35 0DS

Available 7 days a week

## Site For 5 Sea View Detached Homes, Tintagel Road, Boscastle, Cornwall, PL35 ODS

- Five freehold building plots
- Outline permission for five detached properties
- Unrivalled panoramic sea views of the Atlantic Ocean
  - Provision for garage and gardens
- All open market with no S106 contributions
  - High end value luxury property location
  - Approximately 1.31 acres in total

### Location

Boscastle is flanked by National Trust cliff scenery, family beaches and quaint former fishing harbours. From Tintagel to Bossiney, Trebarwith to Strangles and Crackington Haven there is rock pooling, sandy beaches, dramatic coastal walking and cliff top tennis courts at Crackington Haven.

In all directions from Boscastle there is further scenery of outstanding natural beauty. To the west is the lovely estuarine landscape of the Camel Valley bordered by nationally renowned resorts such as Polzeath, Rock, Daymer Bay and Padstow. To the south are the wild open spaces of Bodmin Moor ideal for walking and riding and to the east running southwards to Plymouth Sound with all its yachting facilities is the hidden Tamar Valley steeped in 18th Century mining history and known for Salmon fishing.

Boscastle provides a range of daily facilities including doctor's surgery, convenience stores and public houses all within easy walking distance.

This is together with a range of small shops and hospitality establishments tapping into the significant tourism attraction to Boscastle and the immediate surrounding area during the summer season. Boscastle also benefits from a Primary School with an OFSTED rating of Good.

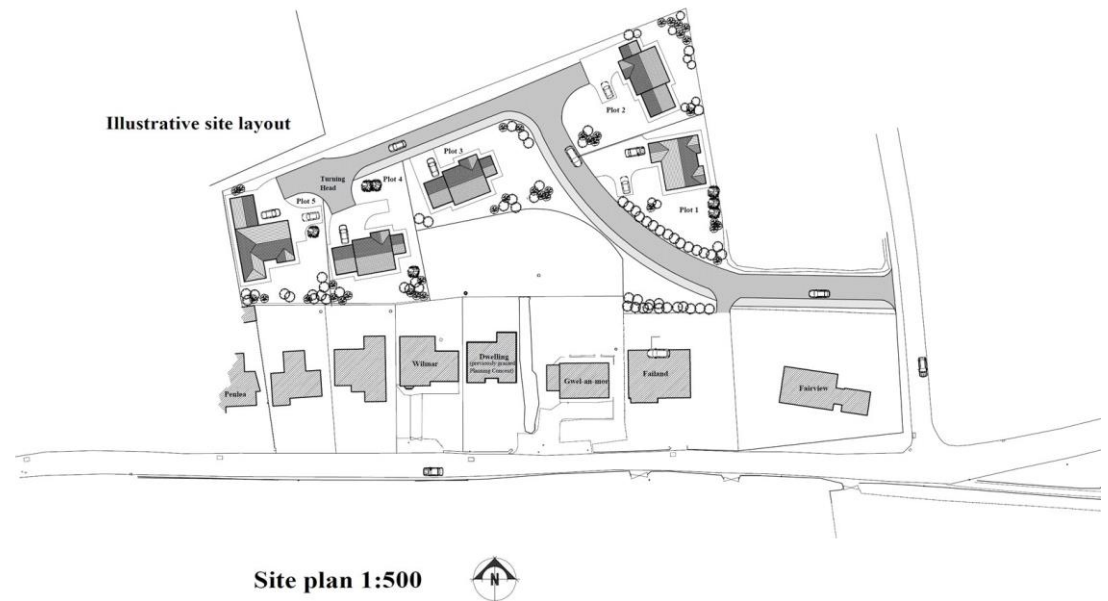
Bude 01288 359 999  
bude@kivells.com

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**A2**



## THE DEVELOPMENT SITE

This special and rare site takes full advantage of the location with outstanding panoramic sea views of the Atlantic Ocean. Outline planning permission has been granted for 5 detached dwellings to be constructed. Accessed from Green Lane and just a short walk to the coastal footpath which leads down to the harbour.

The site is gently sloping which can be fully utilised to maximise the views from the plots. Outline planning permission has been granted under two separate application numbers.

The site located in such a highly sought-after location is now ready for an experienced developer to best maximise the value and apply for full planning permission according to their own designs and style.

## PLANNING PERMISSION

Planning permission was granted on 2<sup>nd</sup> May 2024 for the construction of 2 properties on the East part of the site. Application number PA24/01956. Planning permission was granted in 9<sup>th</sup> May 2025 for the construction of 3 properties on the west part of the site. Application number PA25/02578.

## COMMUNITY INFRASTRUCTURE LEVY

Please note that the proposed development set out in this application will be liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). The amount of the liability will be calculated when the related reserved matters application is determined. Further information about CIL is available at [www.cornwall.gov.uk/cil](http://www.cornwall.gov.uk/cil).

The CIL rate is approximately £100-per sq. m for Boscastle subject to indexation (BCIS All-in Tender Price Index) from the date of adoption of the CIL (January 2019) to the date of commencement of development. This should be confirmed with the council prior to any purchase and further information can be seen here: <https://www.cornwall.gov.uk/media/sound/051d/community-infrastructure-levy-charging-schedule-final.pdf>

## LOCAL AUTHORITY

Cornwall Council  
County Hall  
Truro  
Cornwall  
TR1 3AY

T: (0300) 1234 151  
E: [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk)  
W: [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## SERVICES

There are main services located in the vicinity. However prospective purchasers must verify availability for any mains services required and the costs of connection of such services, for themselves.

## DIRECTIONS

From Bude take the A39 towards Wadebridge/Camelford passing through the hamlets of Poundstock and Treskinnick Cross. Continue en-route passing through Wainhouse Corner and then turn right onto the B3263 Boscastle Road. Follow this road through Boscastle Harbour and continue up the hill heading towards Tintagel. As you approach the top of the hill leading out of Boscastle, follow the road around to the right and continue along this road for a short distance taking the second right into Green Lane where the access to the site will be found on the left hand side.

## WHAT.3.WORDS.COM LOCATION

[///momentous.celebrate.encoded](http://momentous.celebrate.encoded)

## SITE PLAN

Site plan for identification purposes only, not to scale. Full planning documents and plans are available at the agents office: Kivells 8 Belle Vue, Bude, EX23 8JL.



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Kivells | 8 Belle Vue | Bude | Cornwall | EX23 8JL

   @KivellsProperty

Bude 01288 359 999



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.