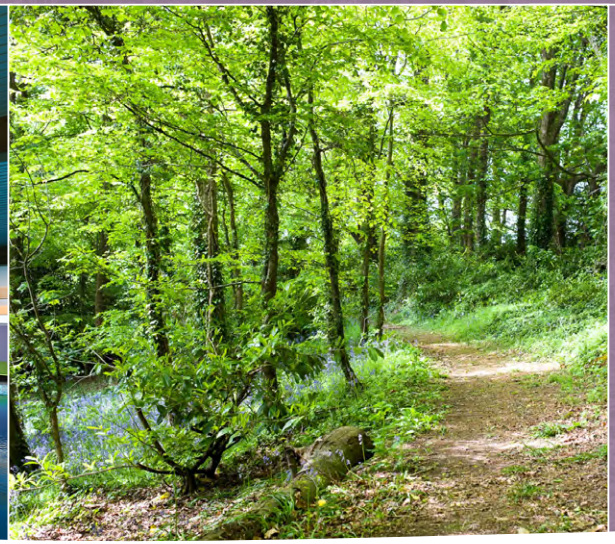
Land at the Cornwall Hotel

TREGORRICK | ST AUSTELL | CORNWALL | PL26 7AB

For any planning enquiries,
please speak to Russell Dodge at:

BLS Estates
INDUSTRIAL AND COMMERCIAL
TEL: 01872 222777 info@bls.co.uk
www.blsestates.co.uk

Exceptional residential development site for sale.



> Approximately 5.02 ha (12.4 acres)

> Full planning permission for a scheme of either 36 or 38 homes

> No holiday use restriction

> Set in the grounds of a luxury holiday resort

> Close to many of Cornwall's best attractions and beaches

Introduction

The Cornwall Hotel is a luxury 4* hotel and estate situated south of St Austell.

The complex is centred around a refurbished Grade II listed building that is complemented by striking modern accommodation and spa facilities. The Hotel featured in the Sunday Times 'Best Places to Stay 2017'.

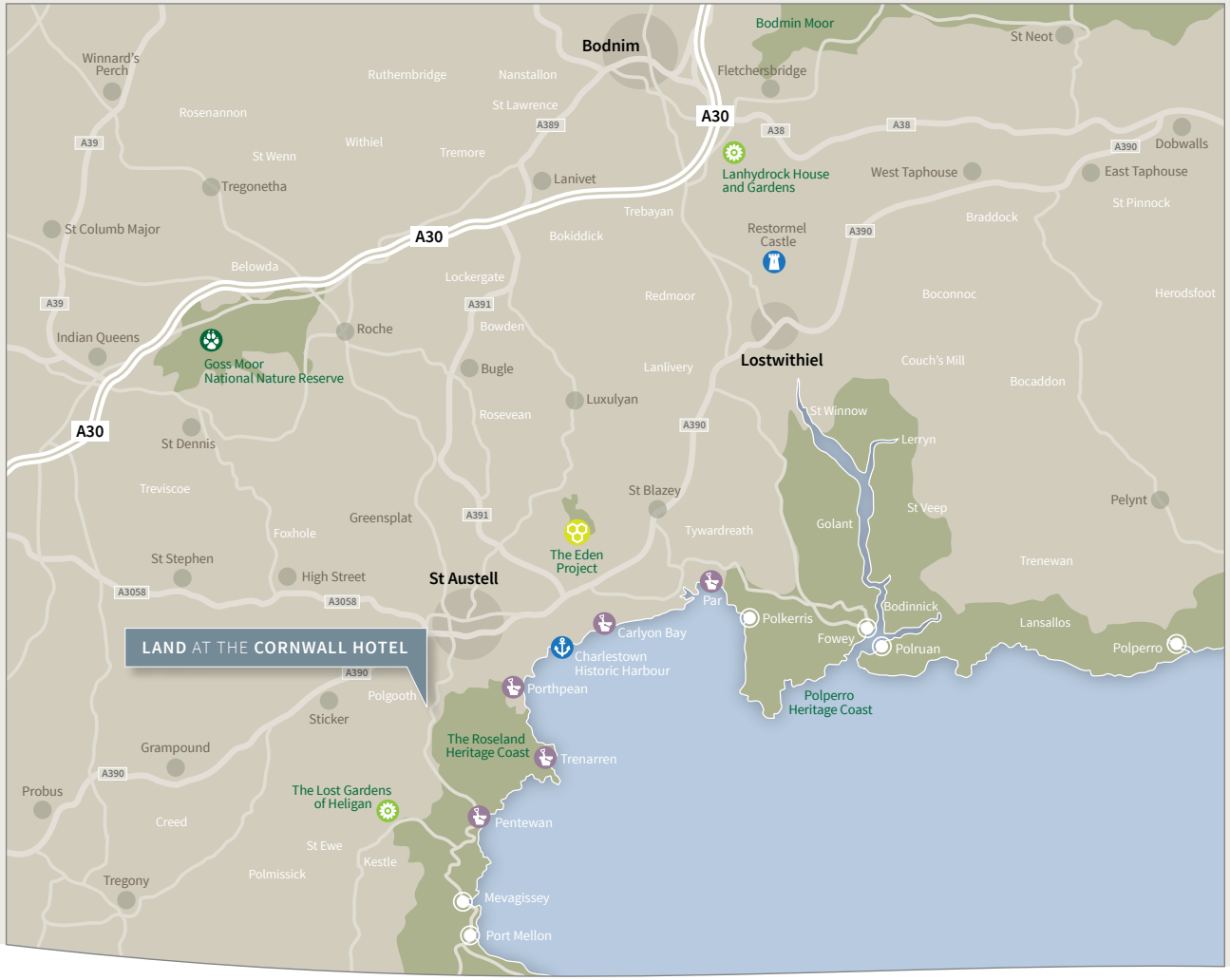
The Hotel opened in 2010, and has quickly become a premier destination; being close to some of Cornwall's best attractions such as the Eden Project, Charlestown and the Lost Gardens of Heligan. Nearby beaches include Porthpean and Carlyon Bay. St Austell, home to the famous brewery, is a busy town that caters for every-day requirements and is well connected by road and rail.

As well as hotel accommodation, the resort has 22 holiday lodges, which have been sold to private purchasers. These are available as holiday lets, serviced by the hotel and benefitting from the use of its facilities.

The original plan was for the development of a further 38 lodges on land to the south of the hotel. Planning permission for this scheme remains extant, however the hotel owners have also been granted permission for a 36 unit scheme comprising a greater range of unit types in a more efficient layout. Both planning permissions have recently been amended and the holiday use restriction lifted.

This exceptional development site, with full planning permission that has no affordable housing, Section 106 or CIL contributions, will be attractive to a range of developers looking to build homes in a setting of the highest quality in a desirable location.

Location and description



The Cornwall Hotel is located less than a mile to the south of the A390, which effectively forms the southern boundary of St Austell. It is 5 miles north of Mevagissey and the nearest beach is Porthpean, which is 2 miles to the east of the hotel.

The site is accessed via the estate road that leads to the Cornwall Hotel. It comprises the land to the left of the main drive.

The site is generally level and currently comprises grass and scrub land.

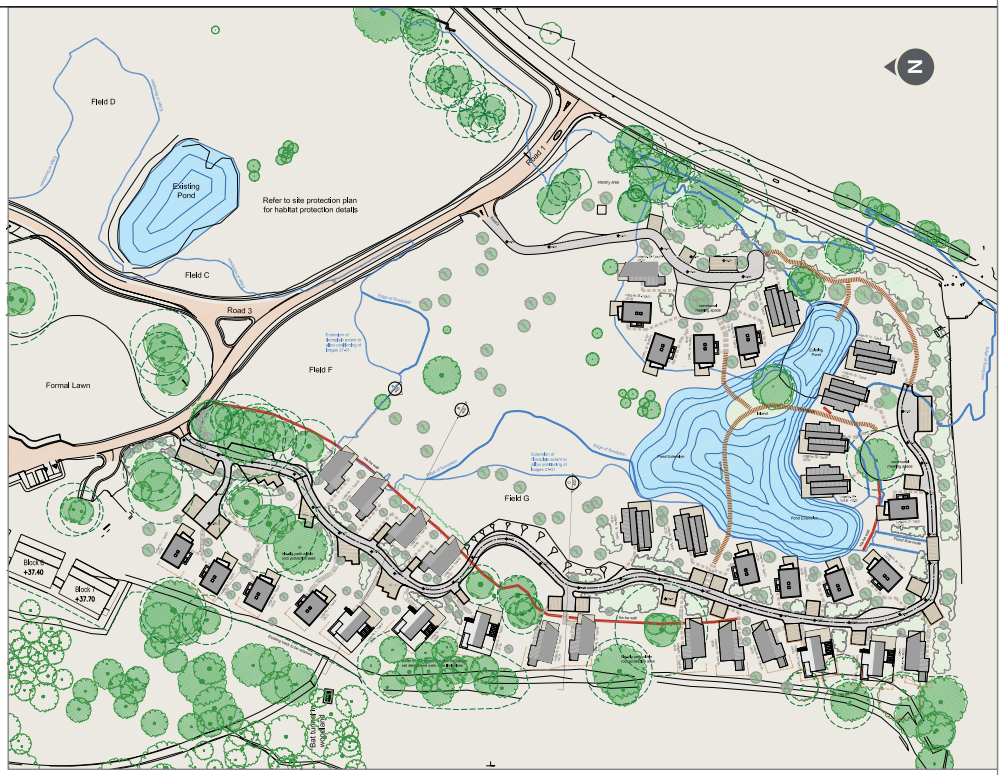
Description of proposed schemes

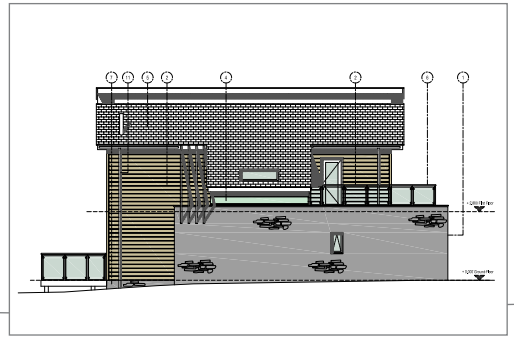
Two extant planning permissions allow residential development of the site. The more recent 36 unit scheme presents a greater variety of unit types. Both schemes are set around a central lake, formed as a result of a cut and fill exercise, that provides for flood storage as well as being an attractive feature.

The 36 unit scheme has 4 core unit types, with variations in orientation and layout between them. The properties are arranged along two main roads that form and almost complete route around the lake. The units are predominantly arranged to either side of the main road. Many of the units will have views of the water, with all having either woodland or parkland views. The properties have private car parking.

The 38 unit scheme that was designed as part of the 2010 side wide planning permission. The units were designed as holiday restricted dwellings and are similar in design to the existing phase 1 scheme. There is less variety in design, with the layout having communal parking areas and more single sided development around the roads.

Layouts and unit designs are included in the data room.





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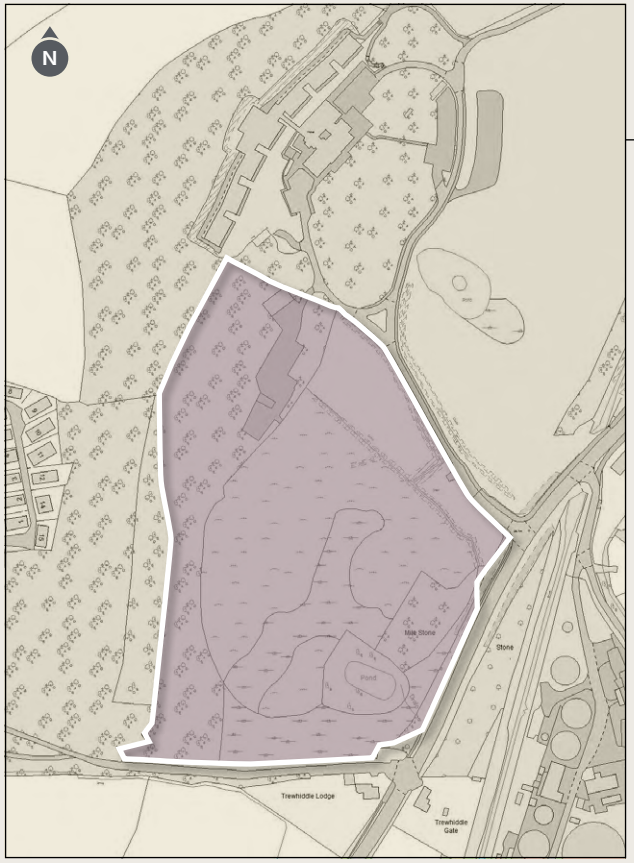


Planning

Planning consent for the "Conversion of the existing Grade II listed building to a hotel with rear bedroom extension, spa building including swimming pool, restaurant and holiday lodges, conversion of and extension to the Coach House and redevelopment of the remains of the vine house and boiler house" ref 05/00574 was granted by the former Restormel Borough Council on the 28th July 2005.

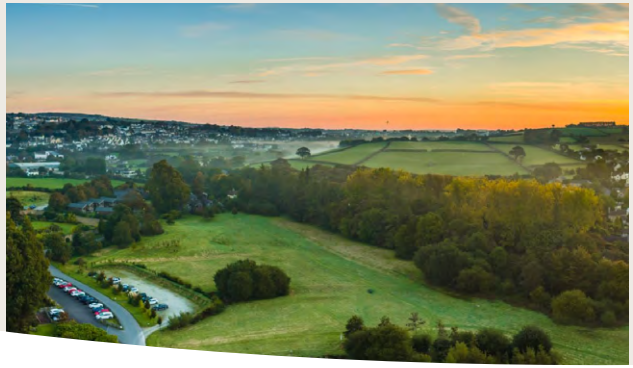
Subsequent to this planning consent a planning application was submitted and approved on the 5th October 2006 for "minor changes to the proposed layout for 60 lodges together with revised floor plans and elevations to the two/three bedroom lodges" on decision notice 06/01243.

The hotel and spa development has now been completed and 22 of the 60 holiday lodges have been completed in accordance with the approved plans that accompanied decision notice 06/01243.

Planning permission was granted for an alternative revised layout and design of the holiday lodges which provided for a reduction in the numbers of holiday lodges from the extant planning consent of 38 to 36. Planning consent for this proposal was granted on the 9th April 2013 on decision notice PA12/10960.

In effect there are outstanding consents for two lodge layouts relating to the implemented consent for the 60 lodges of which 38 are remaining and the 36 lodges on the subsequent revised layout and design consent. A material start has been made in respect of the planning consent granted on decision notice PA12/10960 and has therefore been lawfully implemented.

CGIs of proposed properties – 36 unit scheme



Planning

Planning permission has been granted on 17th January 2018 for the removal of condition 2 on decision notice PA06/01243 for the 38 undeveloped holiday lodges on decision notice PA17/06815. The planning consent was subject to a Unilateral Undertaking a copy of which can be found in the data room.

Planning permission has been granted on 11th January 2018 for the removal of Condition 3 on decision notice PA12/10960 for the 36 undeveloped holiday lodges on decision notice PA17/06818. As with the above the planning consent was subject of a Unilateral Undertaking.

Effectively the holiday occupancy condition on the extant planning consents PA06/01243 and PA12/10960 have now been removed allowing permanent residential occupation of the lodges subject the estate management regime set out in the Unilateral Undertakings.

CGIs of proposed properties – 36 unit scheme

Estate management regime and service charge

The Cornwall Hotel manages the estate and will continue to do so upon completion of the proposed development by a 3rd party. It is envisaged that whilst the freehold of the development site will be transferred on sale, the freehold to the communal areas (all areas aside freehold plot sales) will be transferred back the Cornwall Hotel on completion of the development.

The estate management regime detail is secured through the transfer of each lodge in phase 1. The service charge is split between hotel and lodges on a bedroom count basis. There are currently 119 bedrooms on the estate, with each lodge being liable to pay a contribution in line with the number of bedrooms it has. Note that the hotel picks up a number of items separately.

As an example, a 3 bedroom lodge currently pays a service charge of £3,747 per annum, with a further charge of £1,125 per annum for access to the spa. A breakdown of the services included in the management regime is included in the data room.

TECHNICAL INFORMATION

A full suite of technical information, including unit drawings, surveys and planning submissions, is available via the data room **http://cornwall-hotel.live.jll.com/**

TITLE

The land is freehold under title number's CL192814 and CL 311373. Freehold title will be transferred in part.

Form of sale

Offers are invited for the unconditional purchase of the site.

SUBMISSION OF OFFERS

The site is to be sold by informal tender. The deadline for submission of offers is **1pm** on **Friday 16th March 2018**.

Offers should be sent to **james.petherick@eu.jll.com** and must contain the following information:

1. Offer amount
2. Proof of funds for purchase
3. Name of purchasing entity
4. Background of purchaser and track record of delivery
5. Confirmation that the data room has been accessed and due diligence undertaken
6. Confirmation of agreement in respect of the continued management regime
7. Proposed timelines for exchange, completion and build out

Please note that the vendor is not bound to accept the highest or any of the offers received.

SITE INSPECTIONS

The site is open for inspection however it is requested that interested parties arrange access through the agents. A developers day, comprising a tour of the land, hotel and spa, will be arranged for interested parties.

Contacts

To discuss further, please contact:

JAMES PETHERICK

T: 0117 930 5690
M: 07710 049 085
E: james.petherick@eu.jll.com

ADELLE MOORE

T: 01392 429 397
M: 07713 780980
E: adelle.moore@eu.jll.com

Subject to contract.
Particulars dated January 2018.
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Proposed site

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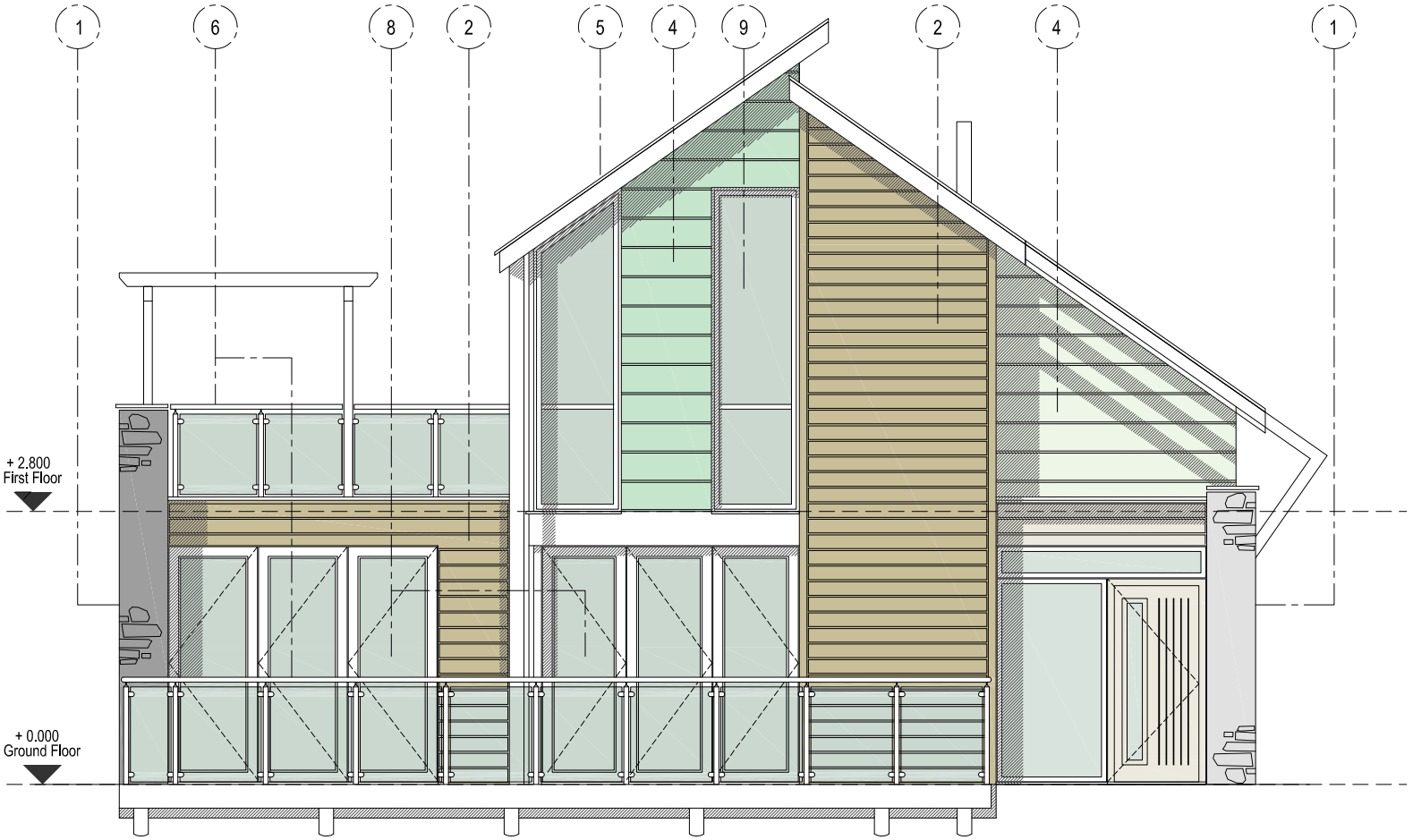
Primary elevation



MATERIAL KEY REFERENCE

1. Natural Delabole stone wall
2. Cedar wooden cladding
3. Natural slate hanging wall cladding
4. Pre-patinated copper wall panel
5. Natural slate roof
6. Balustrade with glass panel infill between vertical posts
7. Render base
8. Bifold doors
9. PPC aluminium windows
10. Potential flue for optional wood burner
11. Rainwater pipes
12. Hit and miss timber batten external store enclosure

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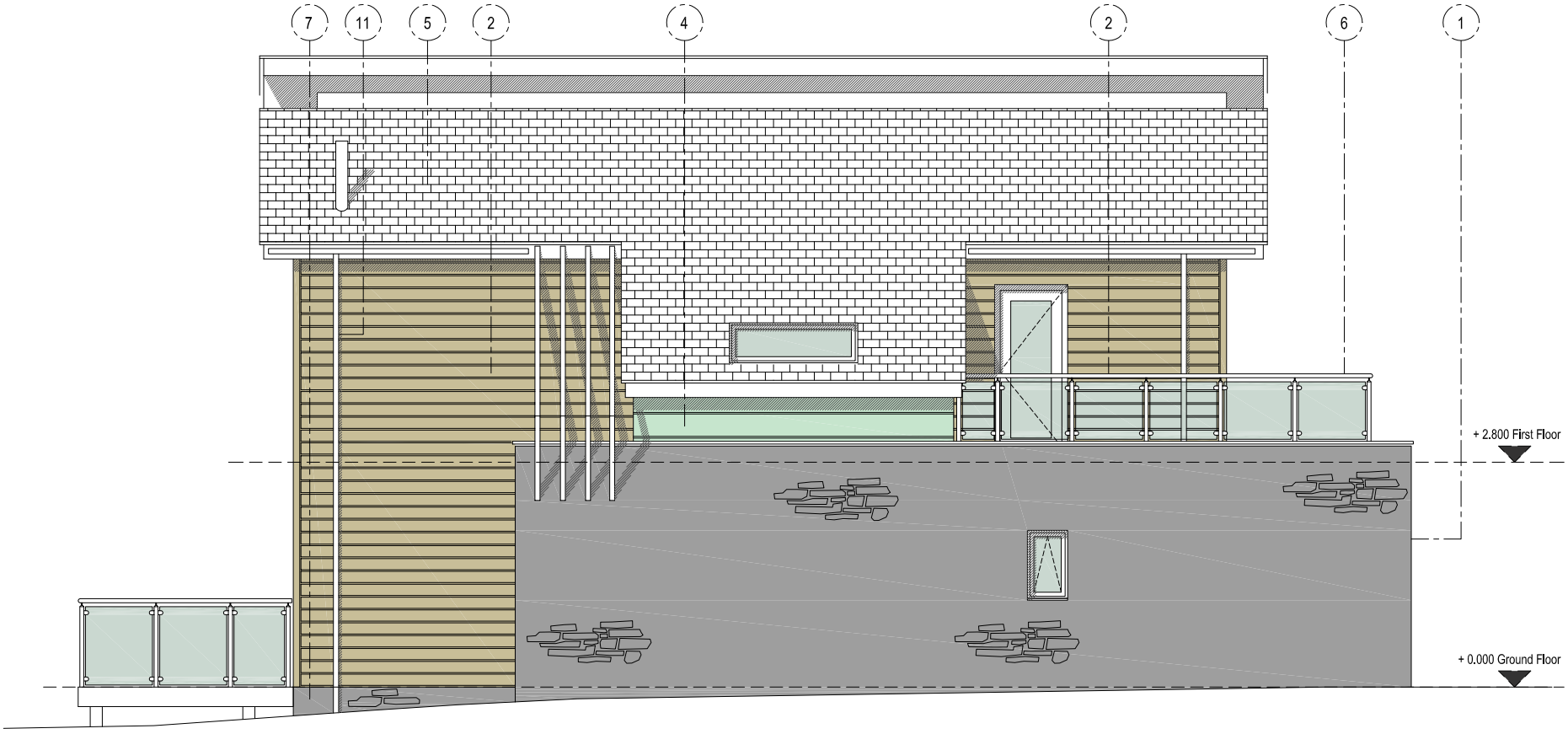
Side elevation



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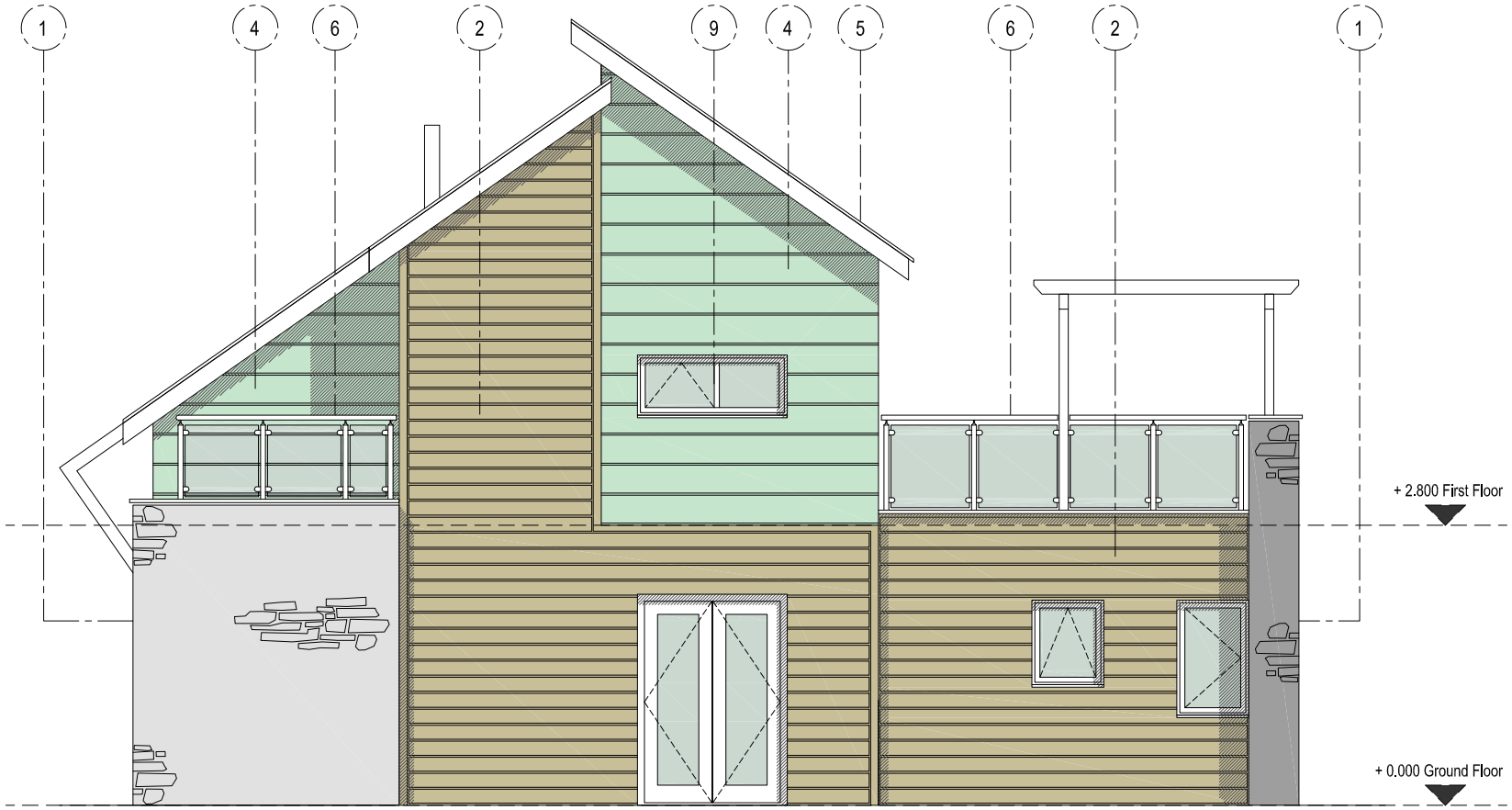
Rear elevation



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