

**Land for sale at Trevithick Manor,  
Newquay, TR7.**





# About Treveth.

Since its launch in 2019, Treveth has been building high-quality new build homes, sustainable communities, and commercial developments, in partnership with Cornwall Council.

In short, we create new homes and places for people who live and work in Cornwall.

All our homes are designed to help reduce running costs and are larger than industry standard, with modern living in mind – in addition, we offer secure, three-year tenancies for people with a local Cornish connection through residency, employment or close family.

Treveth's remit extends beyond residential development; to include other types of investment and commercial opportunities in Cornwall - our ambition is to curate a diverse investment portfolio that brings economic, environmental and social value to Cornwall, and generate a return that is reinvested in local communities, in line with our Profit with Purpose principles.

Through our RP (Registered Provider), Perran Housing, we manage our social, affordable and intermediate housing across all of our sites in Cornwall.

As an accredited BCorp, Treveth is in full alignment with Cornwall Council's ambition for Cornwall to be carbon neutral by 2030 and we are committed to achieving this as a business.

# Land for Sale: Phases 2, 4 & 5.

**Fully serviced land for sale, and/ or possible Joint Venture (JV) opportunity, benefitting from RMA for up to 207 units in the thriving town of Newquay.**

- RMA (PA20/01569) approved in 2021 for construction of 349 dwellings with associated works, including access roads and drainage following outline approval (PA14/04743)
- Phase 1 (Hedhas Dowr) under construction and due to complete in Q3 2026 – Treveth scheme
- **Phase 2 – 59 units / c.3.8 acres - for sale (or JV, as package)**
- \* *Phase 4 – 72 units / c.4.2 acres - JV opportunity (as part of package)*
- **Phase 5 – 76 units / c.3.7 acres - for sale (or JV, as package)**
- Freehold
- Cleared parcels with no constraints benefitting from **c.27 acres of open space provision**
- **Fully serviced** and **enabled** land parcels with unobstructed views over countryside
- Well connected location, just a 5 minutes drive to Newquay town centre and benefitting from close proximity to beautiful coastline, including the beaches at Crantock, Fistral and Watergate
- **No S106, CIL, or S278** contribution

*\* Treveth Strategic Land is acting as Agent for this transaction, whilst Treveth Development LLP hold the option and is Master Developer and Land Partner.*







# Development Opportunity.

**Opportunity to be a development or JV partner, within a high-quality housing scheme in Newquay.**

Trevithick Manor is a significant housing scheme that has evolved over the past decade. Key details include:

- **Location:** Scheme situated just south of the newly formed junction to the A392 on the approach to Newquay
- **Current status:** Under construction (Phase 1)
- **Housing:** Total of 349 dwellings split over 5 phases (30% affordable for each phase)
- **Developer:** Treveth Holdings LLP (Phase 1)
- **Landowner:** Cornwall Council (Treveth carry the option for the whole site)
- **Timeline:** Phase 1 due to complete Q3 2026
- **Available land:** Phase 2 (59 units) – **fully serviced to parcel boundary**  
Phase 4 (72 units) – JV opportunity, as package  
Phase 5 (76 units) – **fully serviced to parcel boundary**

The development falls within Newquay's Strategic Growth Strategy, clustered with other nearby schemes such as The Goldings (Persimmon Homes) and Trevemper (Wain Homes). Located within 5 minutes of Tretharras Secondary School, a top 5 state school in Cornwall.

The Strategic Growth Strategy aims to provide much-needed new and high-quality housing in the area, including affordable homes for local people.

# Proposed Scheme.

## Current Status

Construction is underway on Treveth's Hedhas Dowl scheme in Phase 1, due for completion in Q3 2026. Local construction company Poltair was appointed to construct 96 homes – the first 18 homes will be complete in March 2025.

The first phases will offer much needed high-quality one- and two-bedroom flats and bungalows in addition to two-, three- and four-bedroom houses.

## Shared Estate

Treveth Development LLP will manage the shared maintenance of the “shared estate” across the scheme.

Each phase will contribute towards the management and maintenance of the shared POS, the parcel sale contracts will include reservations for all residents to be allowed access to any unadopted POS contained within parcel boundaries.

The scheme will include c.27 acres of open space provision including natural space, parks with children's equipped play areas and allotments.

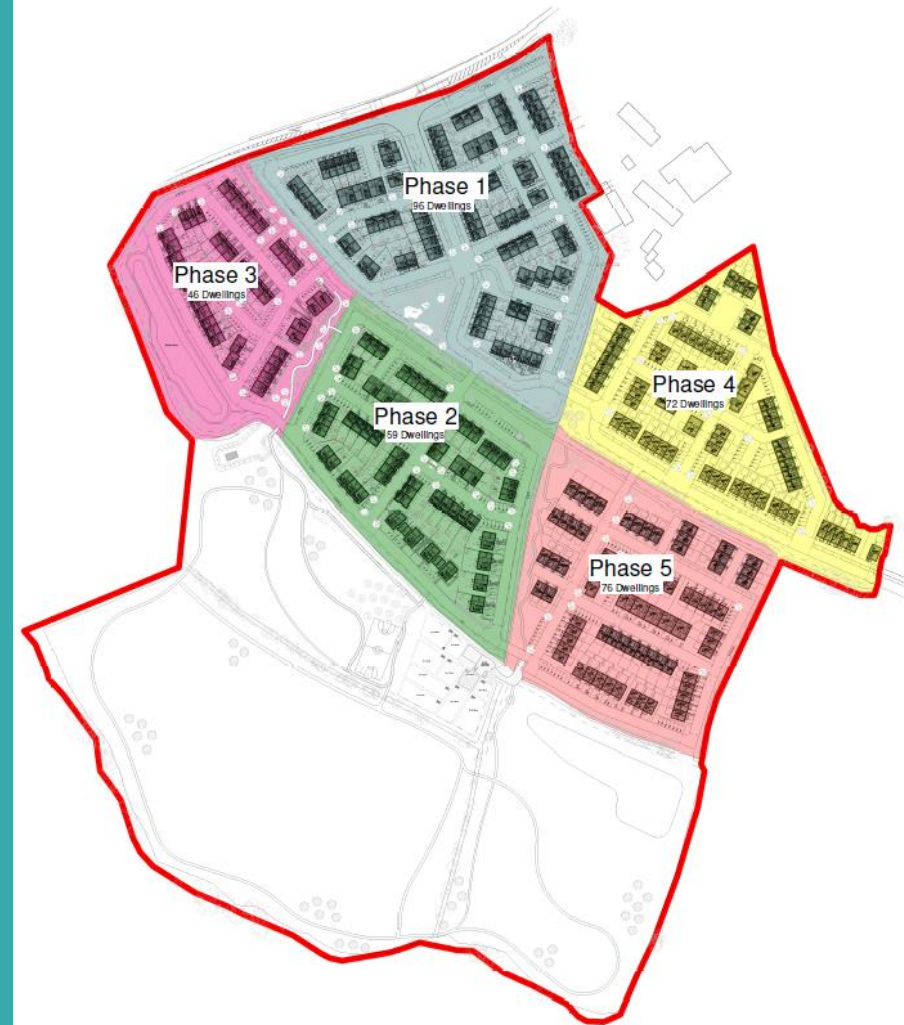
## Phase 2 & Phase 5 for Sale with Phase 4 JV opportunity

Phase 2 & 5 will be fully serviced to boundary, we are inviting offers for both phases combined or separately. Additionally, Phase 4 is available as potential JV package, combining all phases. More information can be given upon request.

High-Quality  
Homes

Managed  
Shared  
Estate

Fully  
Serviced  
Parcels





# Services.

<u>Utility</u>	<u>Infrastructure Provision</u>	<u>Current Status</u>	<u>Developer Obligations</u>
<b>Foul Sewers &amp; Pumping Station</b>	Pumping Station, Rising Main & trunk gravity sewer.	Under contract with Cormac, Detailed design work complete with works due to complete by Q2 2025. Sewers & pumping station to be adopted by SWW.	Developer to provide on parcel foul drainage to connect to master developer supplied discharge point on parcel boundary.
<b>Surface Water Drainage &amp; Attenuation Ponds</b>	Strategic SuDS network to be provided for discharge of parcel roads & hard surfaces, including attenuation ponds.	Under contract with Cormac, SuDS network and attenuation ponds to be completed by Q2 2025.	Developer to provide on parcel surface water drainage to connect to master developer supplied discharge point on parcel boundary.
<b>Power</b>	Two Sub-stations.	Under contract with National Grid, sub-stations due to be complete by Q3 2025.	Developer to connect to adjacent substations by each parcel boundary.
<b>Diversions</b>	Drainage and power diversions.	All drainage and power diversions complete by Cormac and National Grid.	Diversion works carried out by Master Developer.
<b>Mains Water</b>	Wider network connection.	SWW have installed Main Water provision.	Developer to connect to supply point on parcel boundary.
<b>Road Network</b>	Primary road network.	Primary roads serving parcels to be complete by Q2 2025 and adopted.	Developer to provide on parcel secondary road network connecting to primary road network provided.

*All services to be implemented by Q3 2025*





## Phase 2: Accommodation Schedule.

Unit Type	No. Units	Size (sqm)	Size (sqft)	Tenure
2B Terrace	10	84	906	Open Market Sale
2B Terrace / Semi	5	101	1,086	Open Market Sale
3B Terrace / Semi	18	97	1,040	Open Market Sale
3B Terrace	9	118	1,265	Open Market Sale
4B Detached	4	124	1,330	Open Market Sale
3B Terrace	3	97	1,040	Affordable Shared Ownership
1B Detached Bungalow	3	64	684	Affordable Rent
2B Detached Bungalow	1	74	797	Affordable Rent
2B Terrace	4	84	906	Affordable Rent
3B Semi	2	97	1,040	Affordable Rent
<b>TOTAL</b>	<b>59</b>	<b>5,722</b>	<b>61,586</b>	

# Phase 4: Accommodation Schedule.

Unit Type	No. Units	Size (sqm)	Size (sqft)	Tenure
2B Terrace / Semi	24	84	906	Open Market Sale
3B Terrace / Semi	16	118	1,265	Open Market Sale
2B Semi	2	84	906	Affordable Shared Ownership
2B Detached	1	101	1,086	Affordable Shared Ownership
1B Flat	6	59	636	Affordable Rent
2B Detached Bungalow	1	74	797	Affordable Rent
2B Terrace	11	84	906	Affordable Rent
3B Terrace	8	118	1,265	Affordable Rent
4B Terrace	3	123	1,327	Affordable Rent
<b>TOTAL</b>	<b>72</b>	<b>6,835</b>	<b>73,569</b>	







## Phase 5: Accommodation Schedule.

Unit Type	No. Units	Size (sqm)	Size (sqft)	Tenure
1B Flat	6	59	636	Open Market Sale
2B Terrace	16	84	906	Open Market Sale
2B Terrace	5	101	1,086	Open Market Sale
3B Terrace	5	97	1,040	Open Market Sale
3B Terrace / Semi	31	118	1,265	Open Market Sale
2B Terrace	8	84	906	Affordable Shared Ownership
3B Terrace	3	118	1,265	Affordable Shared Ownership
2B Terrace	2	84	906	Affordable Rent
<b>TOTAL</b>	<b>76</b>	<b>7,526</b>	<b>81,012</b>	

# Location: Newquay.

Newquay is a vibrant coastal town in Cornwall, renowned for its stunning beaches and surfing culture. Located on the North Atlantic coast, it has transformed from a historic fishing port to a premier tourist destination.

Newquay has a population of c.25,000 (2021 Census) The town experiences significant seasonal population fluctuations due to holiday makers.

The town is primarily driven by tourism, surfing, and hospitality, with emerging aerospace and creative industries, supported by its stunning beaches, world-class surf spots, and strategic location in Southwest England.

Newquay boasts an impressive array of sandy beaches, offering visitors a diverse range of coastal experiences. The town has 11 beautiful beaches, stretching over seven miles of golden sand.

Newquay offers a comprehensive educational system with 9 primary and 2 secondary schools, primarily serving local communities, with most institutions rated as "Good" by Ofsted and focusing on providing quality education for children aged 4-18 within the Cornwall Education Learning Trust.



“Newquay has regularly been chosen as the **UK’s top coastal destination**”





# Connectivity.

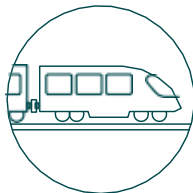


## WALK

**Newquay Town Centre**  
20 minutes

**Newquay Bus Station**  
20 minutes

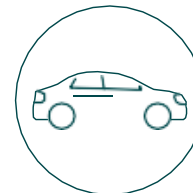
***Operating Bus  
Services –  
National  
Express to  
London Victoria  
& Birmingham  
Coach Stations***



## TRAIN - Mainline

**London Paddington  
from Bodmin Parkway  
Station**  
3hr  
54 minutes

**Plymouth from  
Bodmin Parkway  
Station**  
35 minutes



## CAR

**Bodmin Parkway  
Station**  
30 minutes

**Exeter from Newquay**  
1hr  
20 minutes

**Bristol from Newquay**  
2hr  
50 minutes

**London from Newquay**  
4hr  
45 minutes



## AIR - Newquay Airport

**London**  
280 miles  
1hr  
10 minutes

***Operating  
Airlines -  
Eastern Airway  
and Ryanair***



# Land Sale.

- We are inviting offers for Phase 2 and 5, combined or separately.
- Phase 4 is also available as part of a potential JV involving all phases.
- For more details on pricing please get in touch with one of the below contacts.

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# Important Note.

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**Disclosure:**

Please note, this is an informal market report. It does not constitute a valuation and must not be construed or relied upon as such. The prices/rents indicated, have been based upon certain General Assumptions, together with information provided at the time by third parties, e.g. architects plans/drawings, accommodation schedules, specification details etc. These details may be incomplete and subject to change and have not been verified by Treveth Holdings LLP. Please also note that this pricing exercise has been provided on a desktop basis and we have not inspected the subject property.

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March 2025

