



CLIFF+OCEAN

BESPOKE STRATEGIC PLANNING SERVICES



CLIFF+OCEAN IS AN INDEPENDENT BUSINESS OFFERING SPECIALIST SUPPORT TO THOSE LOOKING AT PROPERTY PROJECTS OR INVESTMENTS IN THE SOUTH WEST. OUR TEAM OF PROPERTY ADVISERS, PLANNING AND ARCHITECTURAL CONSULTANTS CAN HELP YOU REALISE THE PROJECT OF YOUR DREAMS.

www.cliffandocean.co.uk

OUR STORY



The idea for a company that specialised in finding and creating the perfect home and lifestyle began outside a restaurant in central London in summer time.

As many Cornish people do, I moved to the city to pursue my career, and as I sat outside, beside a dirty gridlocked road, on a crowded, sticky hot day my friend turned to me and said: "This is what life is all about!" Just as she finished saying this, the bus which had sat idling beside us finally inched forward and as it did so a thick cloud of fumes enveloped us all. I thought to myself, "No not really!"

And so, I decided that weekend to make the journey back to Cornwall. As I drove out of the city I saw a billboard with a picture of an exhausted man, sat in a house watching television. The tagline read "Did you really move here to do this?"

That image stuck with me. As I spent the weekend in Cornwall, breathing clean air, surfing, hiking and enjoying some of the best food I had eaten in months, I realised that I had become the man in the billboard. I made the decision that I no longer wanted my life to revolve around early starts, late finishes, a dirty, unfriendly city, a cost of living that outweighed even the best salary, and a quality of life that was non-existent.

I spent the next couple of weeks looking at work, housing, school and life opportunities in the South West and realised that's where my future lay.

The world has changed in recent years – you can work in a stunning waterside community like the South West and have the career and the job and the house that you deserve.

CLIFF+OCEAN exists in order to find you the perfect home. A home that can make the dream of the perfect work life balance become a reality. And a home that exceeds all expectations.

I can't wait to hear from you,

Adam Desmonde
CEO - CLIFF+OCEAN





PLANNING

THE START OF ANY PROJECT LIES IN THE PLANNING



At CLIFF+OCEAN we provide guidance on a wide range of planning applications across Cornwall, Devon and the south west of England. Our experienced team are able to offer support in submitting and managing the process, having over 60 years' experience in the field.

Because no planning application is the same, we prepare a phased plan with associated costs and services so you have complete flexibility throughout the project's lifecycle.

PRE-APPLICATION ENQUIRIES

Depending on your project we will often advise that you make a pre-application enquiry. This inexpensive and quick process gives us the opportunity to speak to the right people, in confidence, drawing on our contacts and expertise at the earliest stage, to understand what opportunities or challenges we might face.

PLANNING APPLICATION

A full planning application involves the coordination of a wide range of services from architectural drawings to public and private consultations and construction surveys. We coordinate the entire process for you, whilst ensuring that you are kept informed and updated at every step.

CERTIFICATES OF LAWFULNESS

A Lawful Development Certificate will prove to a local authority and local buyers that your project was legal at the point of construction. This could be works which were started on a planning application that lapsed 40 years ago, or if you are looking to use Permitted Development Rights, to extend or add to your home.

PLANNING APPEAL

If you've been unsuccessful in a planning application we can help you find the best route to success – be it redesign, counter arguments or policy review.

HERITAGE

CLIFF+OCEAN has over a decade of specialist heritage experience. If you own a listed building or you are considering buying a listed building we can help in all aspects from planning through to construction.

DIFFICULT SITES

It is not unusual for a perfect site to be located in an area with difficult planning constraints. Areas of outstanding natural beauty, areas with tree preservation orders, areas outside of development boundaries are all examples of issues which can block a planning application. We are experienced in national planning and local planning policy which relates to these constraints and will work with you to make the most compelling arguments to unlock your site.



WHATEVER YOUR PROPERTY DREAM, WE CAN HELP MAKE IT COME TRUE



Based on your needs, and combined with our knowledge of planning legislation, planning policy and local constraints, we are able to guide you through the process of delivering the following:

NEW BUILDS

We help to make your property vision a reality, be that a brand new building or a conversion of an existing building – and always in the perfect location.

EXTENSIONS

With changing life styles such as home working, a growing family or simply finding the perfect house that's missing that all important bedroom, we can help extend your existing home and create the space you need.

LOFT CONVERSIONS

Sometimes building an extension can mean that you lose a treasured area of garden or outdoor space. We can help you unlock the potential of your unused loft, creating a new bedroom or living space to meet your needs.

INTERNAL DESIGN AND ALTERATIONS

Sometime a not-so-perfect house in the perfect location can be transformed through internal alterations such as creating a new kitchen, home office or living room. We will work with you to develop your ideal renovation.

OUTBUILDING

Be it a home office, gym or a shepherd hut, a beautiful outbuilding can be an easy and affordable solution to creating additional space. Working with you, we can use changes to planning laws such as Permitted Development Rights, to quickly meet your needs.



OBJECTIONS

YOUR OWN PLANNING OBJECTION SERVICE



We believe passionately that planning applications should be appropriate and not have a negative effect on the area in which they are proposed, which is why we offer a Planning Objection Service.

We recognise that facing an application from a rogue developer, who wants to build a structure which will negatively impact on your quality of life and the value of your home, can be one of the most stressful situations you can face.

CLIFF+OCEAN can help you and your community develop robust objections that are rooted not just in the personal impact, but critically where the proposal contravenes planning policy and legislation.





SITE

HELPING YOU TO FIND THE PERFECT PLOT OR PROPERTY

If you live out of county and are looking for an investment plot or property or to relocate, we appreciate it can be hard to find what you are looking for remotely.

Based in Cornwall, and with our in-depth knowledge of the south west and its hidden villages, farms and special locations, CLIFF+OCEAN is best-positioned to help you find the site of your dreams for your new property.

By taking a detailed brief from you of your requirements, we can utilise our connections with local land owners, the council, estate agents and new planning rules to find a place you can call home.



FEASIBILITY

SOMETIMES A CLIENT CAN HAVE A CLEAR IDEA OF WHAT THEY WANT TO DO, BUT NOT HOW TO MANAGE IT OR WHAT IT MIGHT COST.

Our team is experienced in developing business cases and feasibility studies. We have worked with public and private sector clients on major projects and will be able to help you to identify the strengths and weakness of your idea before you start on your journey.

After reviewing your brief we provide a written report that will identify the opportunities your project will offer, as well as any constraints and how to overcome them.

With this foundation, you will be well organised and able to understand your likelihood of gaining planning, the budget required and the route to success before you start incurring costs.



MANAGEMENT

EXPERIENCED PROJECT MANAGEMENT

Whether you are living remotely, or simply need the reassurance of having a professional that can protect your best interests, one of our experienced project managers can be there to help.

We assign you a project manager who is responsible for all aspects of the planning, development and management of a venture:

From the very start of your journey through to the handover of the keys and the maintenance that follows our professional team can manage the following:

CONTRACTS

PROGRAM

COSTS

SAFETY

PROJECT DEFINITION AND SPECIFICATION

TENDERING AND MORE...

We work closely with architects, engineers and builders to guide the project from planning and on to the election of the project team and builders who will bring the project to life.

It is our job to deal with the inevitable challenges that the project will face, whilst ensuring it remains as closely as possible to the budget and time allocated.

Should disputes arise we will manage the contract and mediation necessary to keep project on track.



SURVEYS

STRUCTURAL SURVEYS

They say forearmed is forewarned, so investing in structural surveys can save you time and money in the long run.

Your home is likely to be the biggest investment you will make in your lifetime. It is therefore critical that you have a clear understanding of the state of the property you are purchasing and the opportunities and constraints that exist within it.

With decades of experience in this area we can quickly assess your property and make recommendations from the simplest of issues to the most complex such as civil and structural engineering design.

Our services include, but are not limited to:

PARTY WALL SURVEYS

FOUNDATION SURVEYS

MUNDIC SURVEYS

MINING SURVEYS

STRUCTURAL SURVEYS

RETAINING WALLS



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LIVE YOUR BEST LIFE IN CORNWALL
GET IN TOUCH WITH US TO TALK ABOUT YOUR DREAM PROJECT

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