

CORNWALL ESTATES

PADSTOW



CORNWALL ESTATES

PADSTOW



THE MAWES, LOWER TREGENNA, NEWQUAY, TR8 4HS

£1,600,000

A detached house sitting in approximately 4 acres with outline planning consent for 39 holiday lodges. A versatile opportunity situated in a semi-rural position near to Newquay.

The Mawes is a detached property within grounds of approximately 4 acres with outline planning consent for 39 lodges, offering a highly lucrative development opportunity in this pleasant location, near to Newquay and surrounded by open countryside.

The outline permission (PA23/09909) is for the conversion of the existing house to provide a reception building and managers accommodation plus associated development to provide up to 39 hard standing bases for holiday lodges, associated infrastructure (including pumping station), landscaping, access and parking. The site also benefits from another planning consent for the construction of new offices and a workshop (PA20/05760).

In its current form, the property comprises spacious accommodation laid over two floors, with a welcoming entrance hall, large sitting room with conservatory adjoining, bright and airy kitchen and dining room with separate utility room, one ground floor bedroom and shower room, plus three further bedrooms and a bathroom on the first floor. With ample parking area and a garage.

The property is located in an ideal position on the outskirts of Newquay, with a successful history of providing holiday accommodation, having previously offered a number of holiday chalets in the grounds for approximately 40 years. These have now been removed to enable a replacement business to operate on the site.

The Mawes enjoys a superb location within 4 miles of the popular town of Newquay, a vibrant town bordering a simply beautiful stretch of coastline. Newquay offers a range of beaches along the perimeter of the town including the renowned Fistral Beach. And more of Cornwall's finest beaches such as Watergate Bay and Mawgan Porth are all within easy reach, all offering stunning golden sands and crashing waves for surfing enthusiasts. The property is conveniently positioned just a short drive to the airport which offers excellent links to London as well as regular flights to other UK and EU locations. Easily accessible to the A30 & A39 for exploring other parts of Cornwall including other tourist hotspots such as the harbour town of Padstow.

SERVICE NOTES

Freehold tenure. Council tax band E. Current property on site is of traditional cavity wall construction, fully double glazed. Mains electricity. LPG gas central heating. Mains water. Private drainage to current property but with planning application can be updated to mains. Limited indoor phone reception, likely external reception. Ultrafast broadband speeds available. Garage plus parking for multiple vehicles.



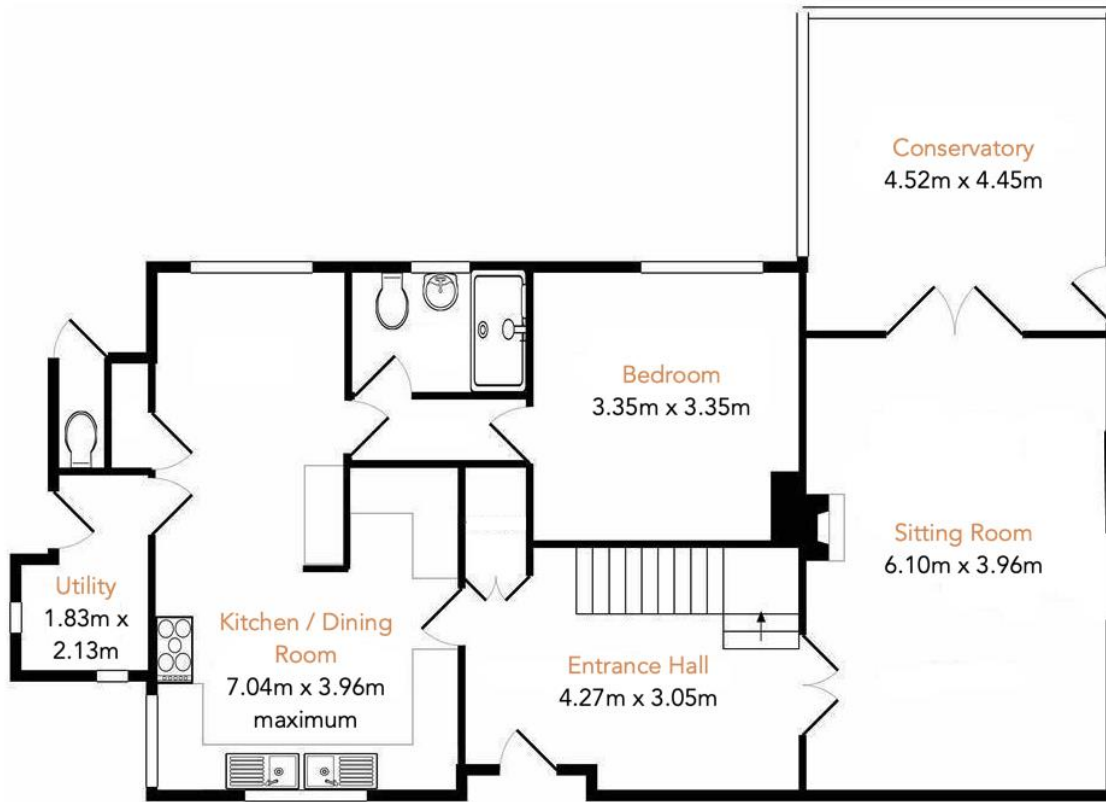
CORNWALL ESTATES

PADSTOW





**CORNWALL
ESTATES**
PADSTOW



Ground Floor



First Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 71 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | 10 G | |

IMPORTANT NOTICE

Cornwall Estates (Padstow) Ltd give notice that; These particulars do not constitute any contract or offer and are for guidance only and are not necessarily comprehensive. The accuracy of the particulars is not guaranteed and should not be relied upon as representations of fact. Cornwall Estates (Padstow) Ltd, their clients nor any joint agents have authority to make any representations about the property and any information given is without responsibility on the part of the agents, sellers or lessor(s). Any intended purchaser should satisfy themselves by inspection or otherwise of the statements contained in these particulars. Any areas distances or measurement are approximate. Assumptions should not be made that the property has all the necessary planning permissions and building regulations. We have not tested any services, equipment or facilities. Viewing by appointment only. Purchasers should check the availability for viewing before embarking on any journey to view or incurring travelling expenses. Some photographs may be taken with a wide-angle lens.



CORNWALL
ESTATES

P A D S T O W

5 Broad Street

Padstow

PL28 8BS

01841 550999

sales@cornwallestates.co.uk