

CORNWALL ESTATES

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THE MAWES, LOWER TREGENNA, NEWQUAY, TR8 4HS

£1,100,000

A detached house sitting in approximately 4.5 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 4.5 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.

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. With substantial open grounds bordering a stream and surrounded by 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).

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. 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. Surface water; the chance of flooding is low. The chance of flooding between 2040 and 2060 is low. Rivers & the sea; the chance of flooding is very low. The chance of flooding between 2036 and 2069 is very low

DISCLOSURE

In accordance with the Estate Agents Act of 1979 and subsequent Order of 1991 (Undesirable Practices) (No.2), Cornwall Estates (Padstow) Limited provide disclosure of a personal interest relating to The Mawes, Lower Tregenna, Newquay, TR8 4HS.



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OVERALL FLOOR AREA 149 square metres APPROX

Floorplan for illustrative purposes only and should not be relied upon. All measurements are approximate. No responsibility is taken for any error, omission or mis-statement.

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

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