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## Land At Porthcothan Bay, Porthcothan Bay Padstow, PL28 8LT

**10.04 Acres of reasonably level pasture land with stunning views over the golden sands, the sea and the majestic cliffs**

Mawgan Porth 3.5 miles Padstow 5 miles Newquay Airport 6 miles

• \*Auction 17 October 2017 • Guide £20,000 - £50,000 • Relatively Free Draining • Attractive Pasture Meadows • Popular Affluent Area • Adjoining Numerous Residential Properties • Suitable For Campsite (STP) • Services Available •

**For auction £20,000 to £50,000**

Cornwall | Devon | Somerset | Dorset | London

## SITUATION

Set on Cornwall's magnificent north coast, Porthcothan Bay is a highly regarded beach just to the south of Trevoze Head, and approximately 5 miles from the popular fishing and tourist town of Padstow with its excellent restaurants, small boutiques and local shops. There is an excellent range of recreational activities available in the area. The south west coast path is within easy reach, with miles of excellent walking and some of the most beautiful scenery in the County. There are numerous excellent surfing beaches along this stretch of coastline from Constantine Bay to Mawgan Porth. There is a championship golf course at Trevoze, the ever popular Camel Trail cycle path links Padstow, Wadebridge and Bodmin and there are a host of acclaimed restaurants. The village itself has the Tredrea Inn Public House, a popular village shop and a bus stop.

## DESCRIPTION

The land comprises 2 existing fields which are proposed to be sold in 3 lots as follows:

Lot 1: 2.00 Acres adjacent to the roadside dwelling - Guide: £20,000 - £30,000

Lot 2: 2.88 Acres - Guide: £20,000 - £40,000

Lot 3: 5.16 Acres - Guide: £30,000 - £50,000

All 3 lots are highly productive pasture fields that are equally suitable for vegetable cropping. The land lies approximately 30m above sea level and is ideally suited to a number of uses including horse grazing or other amenity uses, subject to obtaining any necessary consents. There is likely to be potential to carry out a number of amenity uses on the land under the 28 Day Permitted Development Rights rule, such as camping or temporarily parking a caravan, etc.

There are stunning views from all 3 lots, both over the attractive surrounding countryside, and the nearby cliffs, sea and various islands just off the coast. Lot 1 enjoys a direct access off the highway. Lot 2 is proposed to be accessed via a strip along the southern boundary of Lot 1, but also has potential to be accessed off the private road which runs along the northern boundary. Lot 3 is currently accessed off of the same private road.

## SERVICES

Mains water, electricity and telephone are all available for connection nearby. Further information is available within the Legal Pack. Purchasers must satisfy themselves on the capacity and suitability for connection.

## SPORTING AND MINERAL RIGHTS

The Sporting and Mineral Rights such as are owned are included within the sale.

## WAYLEAVES, COVENANTS AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any Wayleave Agreements in respect of electricity or telephone equipment crossing the property, together with any restrictive covenants, or public or private rights of way. Lot 2 will include the ownership of a 6m strip of land along the southern boundary of Lot 1 and shall also have the right to park just inside the land, off the road. There are no footpaths or bridleways shown on the Ordnance Survey Plan that cross the property.

## LOCAL AUTHORITY

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. T: 0300 1234100. [www.cornwall.gov.uk](http://www.cornwall.gov.uk).

## PLANS AND BOUNDARY FENCES

A plan which is not to be relied upon is attached to the reverse of these sale particulars. Purchasers must satisfy themselves from





inspection or otherwise as to its accuracy. The 2 existing fields are bordered by well established Cornish hedges.

### FENCING OBLIGATION

The purchaser of Lot 1 shall erect a new dividing fence between Lots 1 and 2 and a gate from the entrance area into Lot 1. All within 6 weeks of completion. The purchaser of Lot 2 shall erect a gate into the access strip from the entrance area

### METHOD OF SALE

The land is to be offered for sale by Public Auction at 6.00 pm on 17th October 2017 at The Plume of Feathers, Mitchell, Newquay, Cornwall, TR8 5AX. The land will be sold subject to an undisclosed reserve and the vendor reserves the right for the auctioneer to bid in the usual way on their behalf up to the reserve. The vendor also reserves the right to sell all or part of the property prior to the auction.

Under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at an auction, therefore there will be a requirement for the bidder to provide two forms of identification at the auction, consisting of a photo identification, such as a passport or current driving license and secondly proof of address, such as a recent utility bill or bank statement.

### VENDOR'S SOLICITORS

McCarthy Bennett, Holland, 26 Bridgeman Terrace, Wigan, Lancashire, WN1 1TD, T: 01942 206060, E: mbh@wigansolicitors.com, FAO: Mr T Boon

### AUCTION LEGAL PACK

This includes the searches, draft contract, deeds/epitome of title, special conditions of sale etc, and is available for purchase for £30

including VAT from the vendors' solicitors. Alternatively, it can be inspected free of charge by appointment at Stags Wadebridge Office. It is the purchaser's responsibility to make all the necessary enquiries prior to the Auction.

### TENURE

The land is sold freehold and is being offered with vacant possession, on completion on 28th November 2017.

### VIEWING

Viewing of the property is strictly by prior appointment through the Agent's, Stag Wadebridge Office. Viewers are reminded to please leave all gates closed.

### DIRECTIONS

From the Winnard's Perch roundabout on the B3274 between Wadebridge and St Columb, proceed towards Padstow and St Eval. After 2 miles take the 1st turning left signposted St Eval 3.5 miles. Proceed to the end of this road and at the T-junction turn right signposted Newquay and Mawgan Porth. Proceed through St Eval and turn right immediately before St Eval church. Fork left almost immediately. Proceed through Treburrick and turn right signposted Old McDonald Farm. At the T-junction at the end of this road, turn right signposted Porthcothan. Proceed down the hill for a short distance and turn left immediately before the Porthcothan Bay sign. The land is the first two fields on the left hand side of this private lane. Please see the attached plan. A For Sale board has been erected.

### \*DEFINITION OF GUIDE AND RESERVE

- Guide price(s) are an indication of the seller's expectation.
- Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range.
- Guide prices may change at any time prior to the auction.



Nearby Beach







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