



Gluvian Farm Yard

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Mawgan Porth, Newquay, TR8 4BG

Newquay 5.5 miles Padstow 9 miles Newquay Airport 2 miles

- Auction 24th July 2018
- Excellent transport links, 500m from the beach
- Wonderful coastal and rural views
- Profitable business with 15 stables
- Well-presented two bed static home
- Former chapel perhaps with potential
- Various lots of productive free draining pasture
- 38.8 acres in all

For auction to £470,000

SITUATION

Mawgan Porth is a very popular and sought after coastal village renowned for its lovely sandy beach and excellent surfing. The property itself enjoys a generous frontage along the banks of the river Menalhayl that flows through the picturesque villages of St Mawgan, Mawgan in Pydar and St Columb Major. It has excellent transport links and there are numerous tourist attractions nearby including the Bedruthan Steps, many fine local beaches, picturesque cliff walks, well know fine restaurants and golf courses.

DESCRIPTION

Gluvian Farm Yard offers many opportunities: An attractive place to live and ride close to the beach for somebody employed there, or the land lots may appeal to those wanting occasional riverside camping or local horse grazing.

Lot 1 Guide Price £200,000 to £230,000 - A profitable equestrian business with a two bedroom well-presented mobile home, 15 stables (consent for 3 more) and various barns, yards and productive, south facing free draining paddocks extending to 18.90 acres in all.

Lot 2 Guide Price £35,000 to £45,000 Attractive, level, riverside field, accessed over a short track from the north and the south.

Lot 3 Guide Price £20,000 to £40,000 Former chapel and second stone building set within 3 acres of south-facing pasture with road frontage and private access.

Lot 4 and 5 Both guided at 50,000 to £70,000 - Attractive south facing pasture with long river and road frontage, sea views and closes to the beach, 6.41 acres and 5.00 acres respectively.

PLANNING AND DEVELOPMENT POTENTIAL

Temporary planning consent for the livery and mobile home expired in Feb 2016..An application for a permanent consent, after winning Parish Council Support, was withdrawn recently due to the applicant's decline in health. There may also be



Equestrian smallholding with successful long established livery business offered with additional land lots





potential for various alternative uses, including recreation, tourism, fishing pools, field shelters and stables etc subject to obtaining any necessary consents. Many activities can be carried out under the 28 Day Permitted Development Right rules. Further information about the planning history and development potential can be seen under the property's listing on Stags website, or on request.

SERVICES

Lot 1 mains water, electricity, LPG gas central heating with mains power and lighting connected to most of the buildings with the land either naturally watered or by mains fed water troughs. Lot 2 is naturally watered. Lots 3, 4 and 5 are naturally watered with mains water available in the road for connection.

WAYLEAVES COVENANTS AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any wayleave agreements, restrictive covenants or public or private rights of way. The Ordnance Survey Plan shows the only public right of access affecting the property is the track from the road past Lot 2.

METHOD OF SALE

The various lots are to be offered for sale by public auction at 6.00 pm on Tuesday 24th July 2018 at The Lanhydrock Hotel and Golf Club, Lostwithiel Road, Bodmin, Cornwall, PL30 5AQ. The land will be sold subject to an undisclosed reserve and the vendor/s reserves the right for the auctioneer to bid in the usual way on their behalf up to the reserve. Whilst it is available in five lots by auction, the vendor may consider a pre-auction offer for the whole and reserves the right to sell all or part of the property prior to the auction. The property is sold freehold and is being offered with vacant possession on completion on 4th September 2018.

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 bidders must provide two forms of identification at the auction, (a photo ID, such as a passport and proof of address, such as a recent utility bill)

VENDOR'S SOLICITOR

Thurstan Hoskin Solicitors, Chynoweth, Chapel Street, Redruth, Cornwall, TR15 2BY, T: 01209 213646, E: info@thurstanhoskin.co.uk, FAO: Mr S Morrison

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 vendor's solicitors. Alternatively it can be inspected free of charge by appointment at Stags Truro Office. It is the purchaser's responsibility to make all the necessary enquiries prior to the auction.

VIEWING

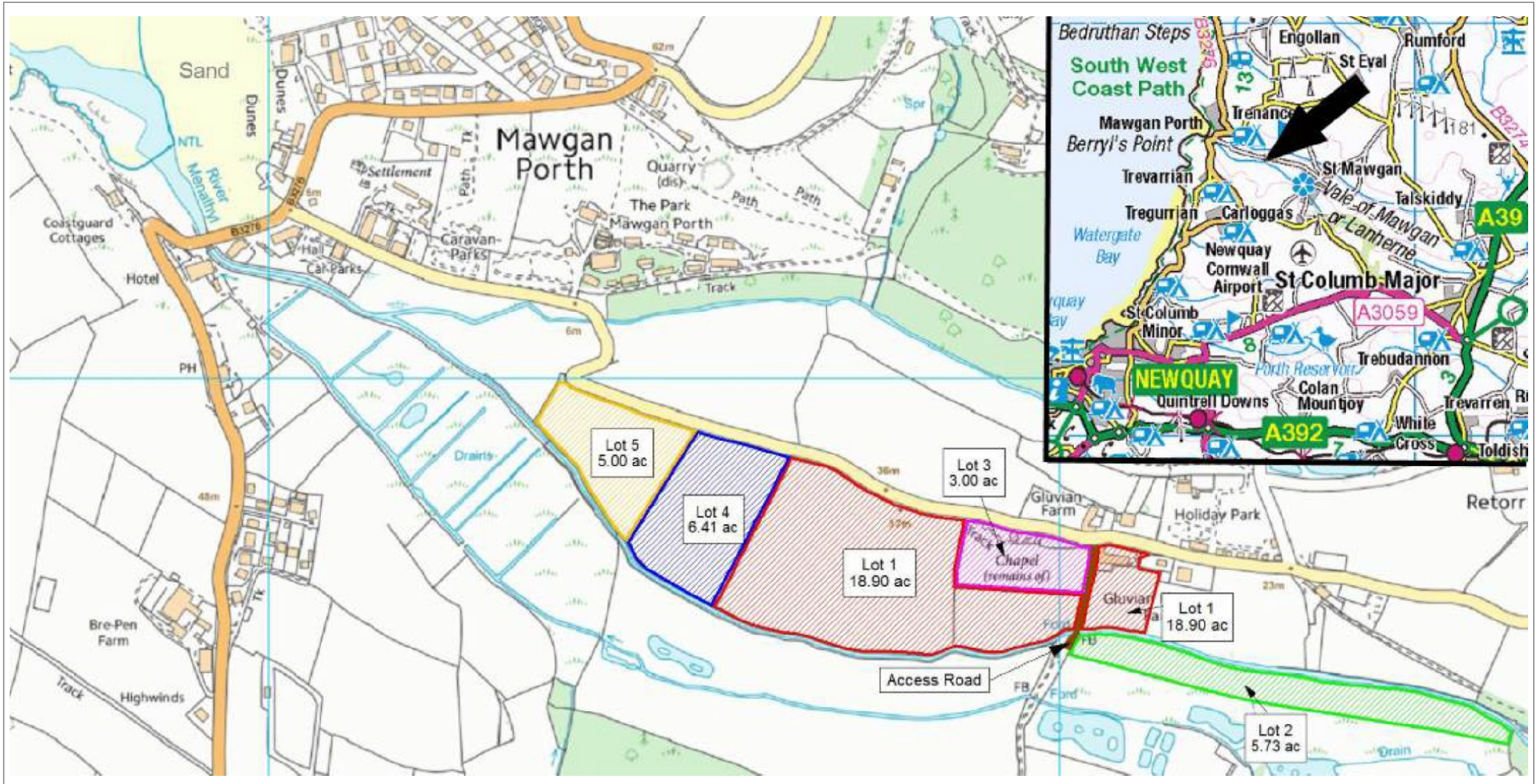
Viewing of the property is strictly by prior appointment with the vendor's appointed agents, Stags Truro Office.

DIRECTIONS

Proceed into Mawgan Porth from Newquay direction and pass the beach on the left hand side, take the first turning on the right, after the beach, signposted Mawgan, proceed for about 500m and the entrance to Lot 5 is on the right hand side on a sharp left hand bend (the left hand gateway). Lots 1-4 are further along the road, all on the right hand side. Each with their own private road access. For Sale boards have been erected

*DEFINITION OF GUIDE AND RESERVE

Please Note:- 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.



These particulars are a guide only and should not be relied upon for any purpose.



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