Little Polgooth, St Austell

An excellent opportunity to purchase a holiday retreat in the favoured rural environs of Polgooth, within just a few miles of the temperate South Cornish coast. Sited upon your choice of available plots, you can choose from a range of brand new park homes which will be delivered, connected to site services and provided with appropriate hardwearing ballustrade and decking.

Prices from £28,000
CARNMOGGAS

Carnmoggas is a small holiday park located close to the south coast, with a range of facilities including a heated swimming pool, clubhouse with bar and indoor long and short mat bowling, and an outdoor childrens play frame. Within a short drive lies the world renowned Eden Project, the famous Lost Gardens of Heligan, and the picturesque 'port' of Charlestown known for its appearance in numerous films and television dramas. Further afield there are many sandy beaches and coves, beautiful walks throughout the Roseland Peninsula, an area of outstanding natural beauty, and the surfing beaches of the north coast. The perfect holiday destination!

PARK HOMES

A variety of styles and sizes are available from a range of respected suppliers via our client which will compliment the site itself and provide you with the reassurance that you will receive a home to your specific requirements. Manufacturers available include Willerby, Delta Caravans and Victory, all especially selected to meet the exacting requirements demanded by our client on your behalf. Our client will arrange delivery of your preferred park home, installation upon your chosen plot, and the construction of a hard wearing decked access and steps, all within the agreed sale price.

SERVICES

Mains electricity, mains water, mains drainage and LPG via bottles.

TENURE

The park home will be owned outright and sited upon a plot leased from Carnmoggas Holiday Park Ltd with a ground rent of £3500 p.a. if the park home is sublet or £2950 p.a. if solely for the owners private use. This fee will cover the use and maintenance of all communal facilities, including grass cutting and cleaning of site, heating, power and light to the laundrette, clubhouse and swimming pool.
RIO GOLD 37’ x 12’ 3 Bed - £32,000.00

Prices start from £28,000.00 for a 1 bedroom 24’ x 12’ Delta Bromley.

PLEASE NOTE: These are examples of the layouts of the holiday homes available and may differ at the time of purchase. We would advise any purchaser to confirm all the necessary details before proceeding.

Alternative holiday homes are available on agreement with the site.

WILLERBY LYMINGTON 29’ x 12’ 2 Bed - £30,000.00

DIRECTIONS
From St. Austell head towards Mevagissey on the B3273 Pentewan Road, before turning right in London Apprentice towards Polgooth. Take the next left hand turning towards Little Polgooth and continue without deviation until reaching Carnmoggas Holiday Park on the left hand side.

Viewings
For further information or to arrange a visit to the site please contact Millerson on 01726 72289
TO ARRANGE A VIEWING PLEASE CONTACT

St Austell
01726 72289
st.austell@millerson.com

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose, buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure are based on information supplied by the Seller as the Agent has not had sight of the title documents, again buyers are advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars although sometimes however they may be available by separate negotiation. Buyers are strongly recommended to check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Reproduced by permission of Ordnance Survey on behalf of the Controller of Her Majesty’s Stationery Office. Crown Copyright. All rights reserved. License number 10011028