



Windmills & Land at Penwarne

MEVAGISSEY, CORNWALL

Carter Jonas

WINDMILLS
TREGONEY HILL
MEVAGISSEY
ST AUSTELL
PL26 6RH

LAND AT PENWARNE
PENWARNE LANE
MEVAGISSEY
ST AUSTELL
PL26 6PQ

A substantial block of arable and pasture land, with a 3-bedroom cottage, situated in a striking elevated position overlooking Mevagissey Bay on the south Cornwall coast.

- Approximately 73 acres of arable land and 63 acres of pasture
- 3-bedroom cottage
- Picturesque valleys with high amenity and wildlife value
- Land adjacent to settlement boundary
- For sale as a whole or in 3 lots
- Approximately 139 acres in total



LOCATION

Windmills and Land at Penwarne is situated on the periphery of the coastal villages of Mevagissey and Portmellon, within the Roseland Peninsula on the south coast of Cornwall, approximately 7 miles to the south of the town of St Austell.

The property is located in a traditional agricultural area, with a number of established and well serviced coastal and inland villages in close proximity.

The region caters for a large number of visitors throughout the year, who visit the area to enjoy the beaches, coastpath and coastal destinations of Mevagissey, Gorran Haven and Pentewan to name but a few. As such, the area is served by a plethora of tourism and leisure businesses, including the nearby Lost Gardens of Heligan, the Eden project outside St Austell, watersports and boating activities. A full range of accommodation is available throughout the Roseland area, ranging from rustic campsites to hotels, along with high quality retail, food, drink and restaurant businesses, many of whom source their produce from local suppliers.

Mainline train services with direct routes to London run from St Austell or the county town of Truro, 17 miles to the west, with national and international flights operating out of Newquay Airport, 21 miles to the north.

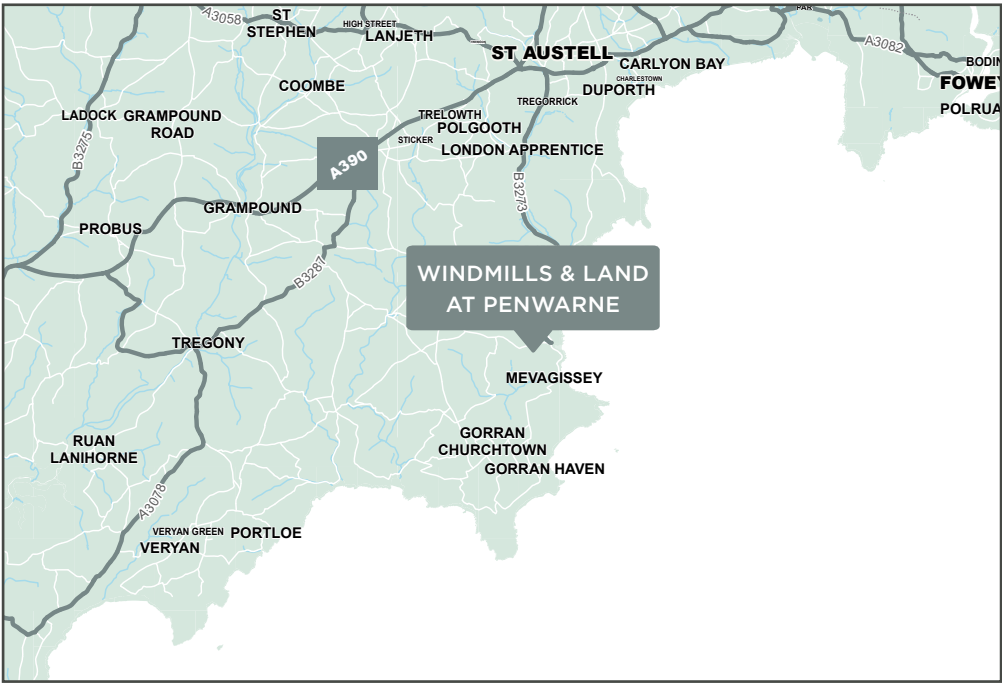
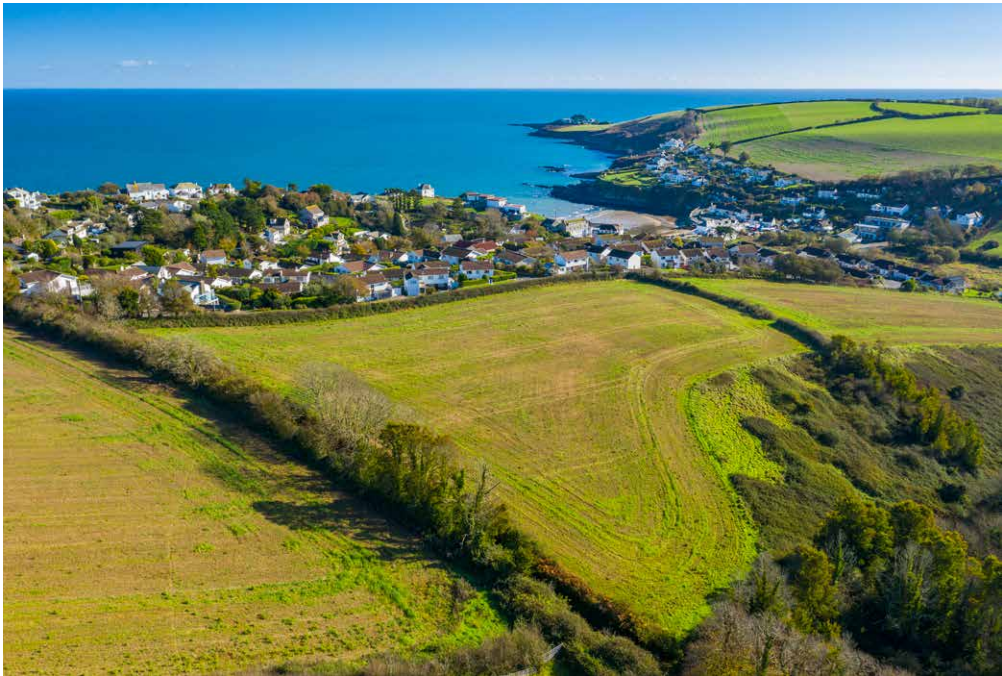
WINDMILLS

Lot 1: A traditional, detached, 3-bedroom cottage set within its own plot on the periphery of the land forming part of the property for sale. Situated on elevated land on the western fringes of Mevagissey the cottage faces east, with all bedrooms and principal rooms having views over the land being sold and neighbouring land down to Mevagissey village and harbour. The accommodation, extending to approximately 1,048 sq ft, comprises:

- Dining Room
- Living Room
- Kitchen
- Shower Room and WC
- Rear Porch
- 3 x Double Bedrooms
- Bathroom and separate WC

The property has parking for two/three cars with the garden being surrounded by mature hedgerows and trees.

Predominantly consisting of a traditional country cottage, with more recent extensions, the property could be enhanced by further sensitive development of the property to increase the extent of the accommodation, subject to obtaining the necessary consents.



FARMLAND

Lot 2: Totalling approximately 134.17 acres, classified as Grade 3 and 4 on the agricultural land classification map and consisting of freely draining loamy soils, the land can be divided into two predominant areas.

Approximately 69.33 acres consists of level and gently sloping arable land able to be cultivated by modern farm machinery. Access to the land is either via the hamlet of Kestle from the west or from the main road at Portmellon to the east. The land has recently been used as ancillary land to local farming

businesses in the area and included within an arable/maize cropping rotation.

Approximately 62.95 acres consists of pasture, generally located to the south and west of the land, including some areas of lower lying land and steeper scrub. Much of this land consists of a picturesque valley that has extensive views inland to the village of Gorran and seawards overlooking Portmellon.

A livestock handling facility is located centrally within the land and there are

two small dilapidated barns positioned within the land, including one overlooking the valley to the south. The land is elevated and orientated east with extensive and spectacular views from multiple positions over Portmellon and Chapel Point, Mevagissey Bay and along the south Cornwall coast, past Fowey towards Plymouth.

Lot 3: 4.85 acre field. Situated on the fringes of Portmellon, adjacent to the main public highway running around the edge of the village, the field is accessed via a private track

and consists of a 4.85 acre field currently predominantly used for agricultural purposes, with a small wildlife area. The field would suit a myriad of uses, from agricultural and equestrian through to amenity, leisure and more commercial uses, subject to obtaining the necessary consents if applicable.

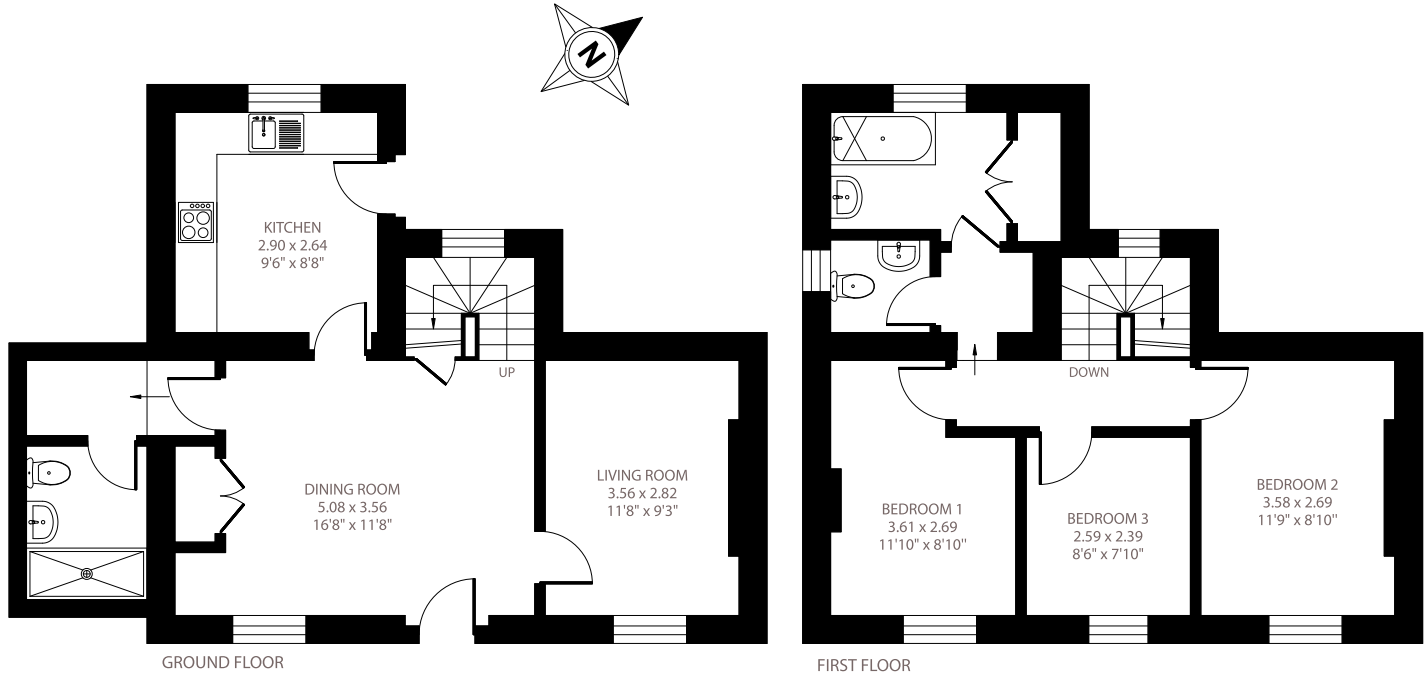
FLOOR PLAN

WINDMILLS
TREGONEY HILL
MEVAGISSEY
ST. AUSTELL
PL26 6RH

Approximate gross internal area:

1048 sq ft (97.3 sq m)

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.



METHOD OF SALE

The property is offered for sale by private treaty as a whole or in 3 lots.

TENURE & POSSESSION

Vacant possession on completion.

BASIC PAYMENT SCHEME

No entitlements are included in the sale.

ENVIRONMENTAL SCHEMES

No environmental schemes are present on the land.

OVERAGE

The two fields hatched on the land plan are subject to an overage agreement, 30% of any uplift in value of the relevant land for a 25 year period will be payable by the buyer on the grant of planning permission for any use other than for agricultural or equestrian purposes.

DESIGNATIONS

The property is situated within an Area of Outstanding Natural Beauty (AONB).

SERVICES

Cottage: mains water and electricity, private drainage, oil fired central heating and hot water, telephone connection.

Land: no services are connected but proximity to public highways and residential property should ensure service connections are feasible, buyers should make their own investigations.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The property is sold subject to, or with the benefit of all Wayleaves, Easements, Quasi Easements, Rights of Way, Covenants and Restrictions whether mentioned in these particulars or not.

Public rights of way (footpaths) run along the northern and southern edges of the property.

Electricity power lines run over the land.

A private right of way runs over a section of track to Penwarne Manor, immediately to the north of Lot 3.

SPORTING TIMBER & MINERAL RIGHTS

We understand these are included in the sale.

EPC RATINGS

Windmills has an EPC rating of Band E.

LOCAL AUTHORITIES

Cornwall Council
cornwall.gov.uk

VIEWINGS

Viewings are strictly by appointment with Carter Jonas on 01872 487620.

COUNCIL TAX

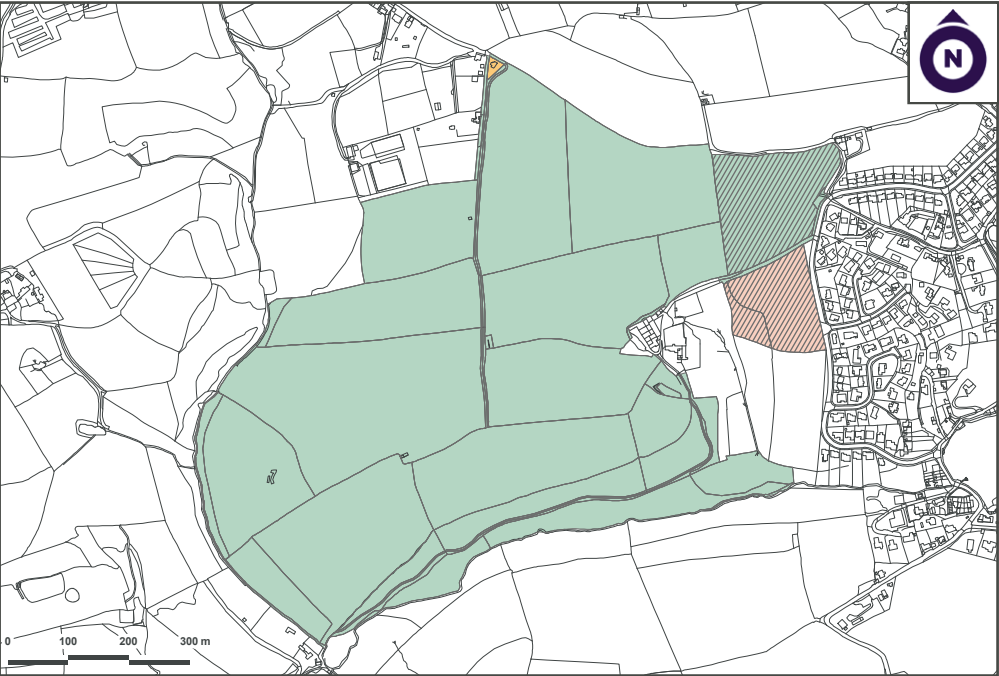
Windmills is assessed for Council Tax as Band C.

DIRECTIONS

Windmills: from Mevagissey, travel up Tregoney Hill away from the village, at the top of the road where it meets Kestle Road, turn left, Windmills is located on the right at the end of the track.

Land: access to the land can be taken past Windmills. Alternatively, from Portmellon, follow Higher Park Road away from the beach around the outside of the village, the land is situated either side of the entrance to Penwarne Manor.

- LOT 1
- LOT 2
- LOT 3



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TRURO

01872 487 620 | chris.anderson@carterjonas.co.uk
| amy.sweet@carterjonas.co.uk
High Water House, Malpas Rd, Truro TR1 1QH

TAUNTON

01823 428 590 | david.hebditch@carterjonas.co.uk
Quad, 4000 Blackbrook Park Ave, Taunton TA1 2PX

LONDON

020 7518 3264 | mayfair@carterjonas.co.uk
127 Mount Street, Mayfair, London W1K 3NT

carterjonas.co.uk

Offices throughout the UK

IMPORTANT INFORMATION

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