

Miller Commercial



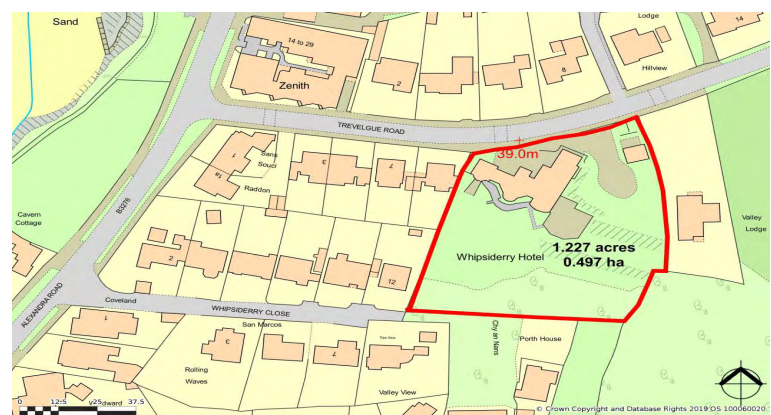
Chartered Surveyors and Business Property Specialists

Residential Development

Whipsiderry Hotel, Porth, Newquay TR7 3LY

• ELEVATED WESTERLY ORIENTATION

• 1.227 ACRES / 0.497 HECTARES



LOCATION

Porth is situated on the outskirts of Newquay and formerly a small shipbuilding port which is now a very popular residential area incorporating a reasonable range of commercial offerings serving the surrounding area and tourism requirements.

Situated on the North Coast of Cornwall the Whipsiderry Hotel development site comprises approximately 1.227 acres / 0.497 hectares is surrounded by rolling cliffs, beautiful blue seas, golden sands and an abundance of wildlife.

The Whipsiderry Hotel stands proudly overlooking Porth Beach and Bay with breathtaking and uninterrupted westerly panoramic views and is within easy reach of Newquay town centre to the West and then Mawgan Porth, Watergate and Padstow to the east.

Nearby destinations include:

- Trevoze Golf Club - 17 miles
- Constantine Bay - 17 miles
- Newquay Airport - 7 miles
- Padstow - 16 miles
- Truro - 14 miles

DESCRIPTION & OVERVIEW

An unique development site on Porth Beach cliffs.

On the open market for the first time in two generations this exciting and unique development opportunity of the iconic Whipsiderry Hotel comes with the opportunity to acquire unconditionally, or potentially conditionally by securing full planning permission for a mixed residential scheme, perhaps for duplex and houses or flats.

The site stands on the doorstep of Porth Beach, one of North Cornwall's most beautiful and popular sandy beaches, a short distance from the delights of Newquay to the West or Watergate and Padstow to the East, both offering a bewildering array of leisure and food facilities including the new developments at Tregloss.



Recent developments bringing additional vibrancy in both the residential and commercial sectors are abundant both with Legacy Properties development in Porth itself together with The Pig and a mixed use development at Harlyn nearby.

With recent extraordinarily strong demand in North Cornwall for residential property and an uncontested elevated and westerly outlook, this represents a very rare opportunity for investors and developers in one of the most sought after holiday destinations in the UK.

PLANNING

Our research relating to planning suggests that a number of differing styles or sizes of development would be looked upon favourably including:

- Individual detached houses
- Apartments
- A combination of houses and apartments





TENURE AND PRICE

Offers are sought for the freehold site conditional upon planning. **Offers In Excess Of £2,500,000**

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

- Western Power: **0845 601 2989**
- South West Water: **0800 169 1144**
- Transco: **0800 111 999**

VIEWING: Strictly by prior appointment through Miller Commercial.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice:

[a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No. OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No. 643 4519 39.

FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

CONTACT INFORMATION

For further information or an appointment to view please contact:

Peter Heather on **01872 247007** or via email pgh@miller-commercial.co.uk



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