

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



For Sale

Guide Excess **£100,000**

Land At Port Gaverne, Port Isaac, Cornwall, PL29 3SQ

0.37 Acres

Summary

- Current use as car park and open storage
- Outstanding views
- 0.37 acre plot
- Best and final bids invited by 1st August 2025
- Rare opportunity
- Subject to easement and covenant

Location:

Situated on the outskirts of Port Gaverne and with views over the coast and surrounding countryside. Port Isaac 0.5 miles, Wadebridge 9 miles.

Description:

A rare opportunity of open storage and car parking on the edge of Port Gaverne. Overlooking the coast and countryside the plot is approximately 0.37 acres and available freehold by way of informal tender with best and final bids invited by 1st August 2025

Accommodation:

All areas are approximate.

Bordered by Cornish hedging and chain and link fencing this is an open storage site of 0.37 acres mainly laid to gravel. The site may be viewed from the road.

Services:

No main services. Please note that within the demise there are gas holding tanks for the Port Gaverne Hotel which will remain in situ with the necessary easements for continued use by the hotel.

Planning:

The site has Sui Generis designation which currently provides staff parking and bin storage. In terms of future use, it would offer a range of opportunities for continued parking and open storage (Sui Generis). The site falls under the St Endellion Neighbourhood Plan Area, Cornwall's National Landscape (AONB) and Heritage Coasts (Pentire Point - Widemouth).

Business rates:

Currently within the Port Gaverne Hotel rating and will be separately assessed following sale.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Legal fees:

The purchaser is responsible for their own legal fees and a £1500 plus VAT contribution to the sellers legal costs.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT: All figures quoted are exclusive of VAT if applicable.

Process:

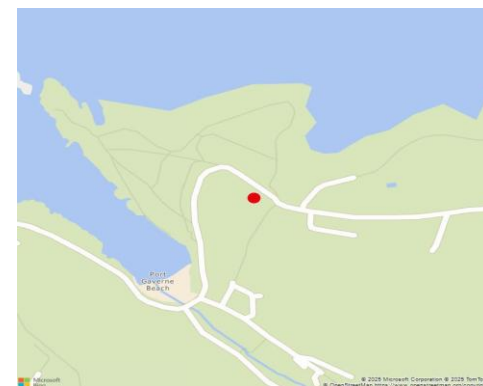
The property is available by informal tender and all best and final offers are invited by Midday on 1st August 2025.

Purchaser to pay the Vendor an additional 50% overage based upon any uplift in value the event of any further development/disposal within 15 years of completion.

Offers must include the purchasers contact details, solicitor details, proof of funding and anticipated future use. The owners are not obliged to accept the highest or any offers.

Further information and viewings:

For further information please contact the sole agents. The property may be viewed from the road.



CONTACT THE AGENT

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