

FOR SALE

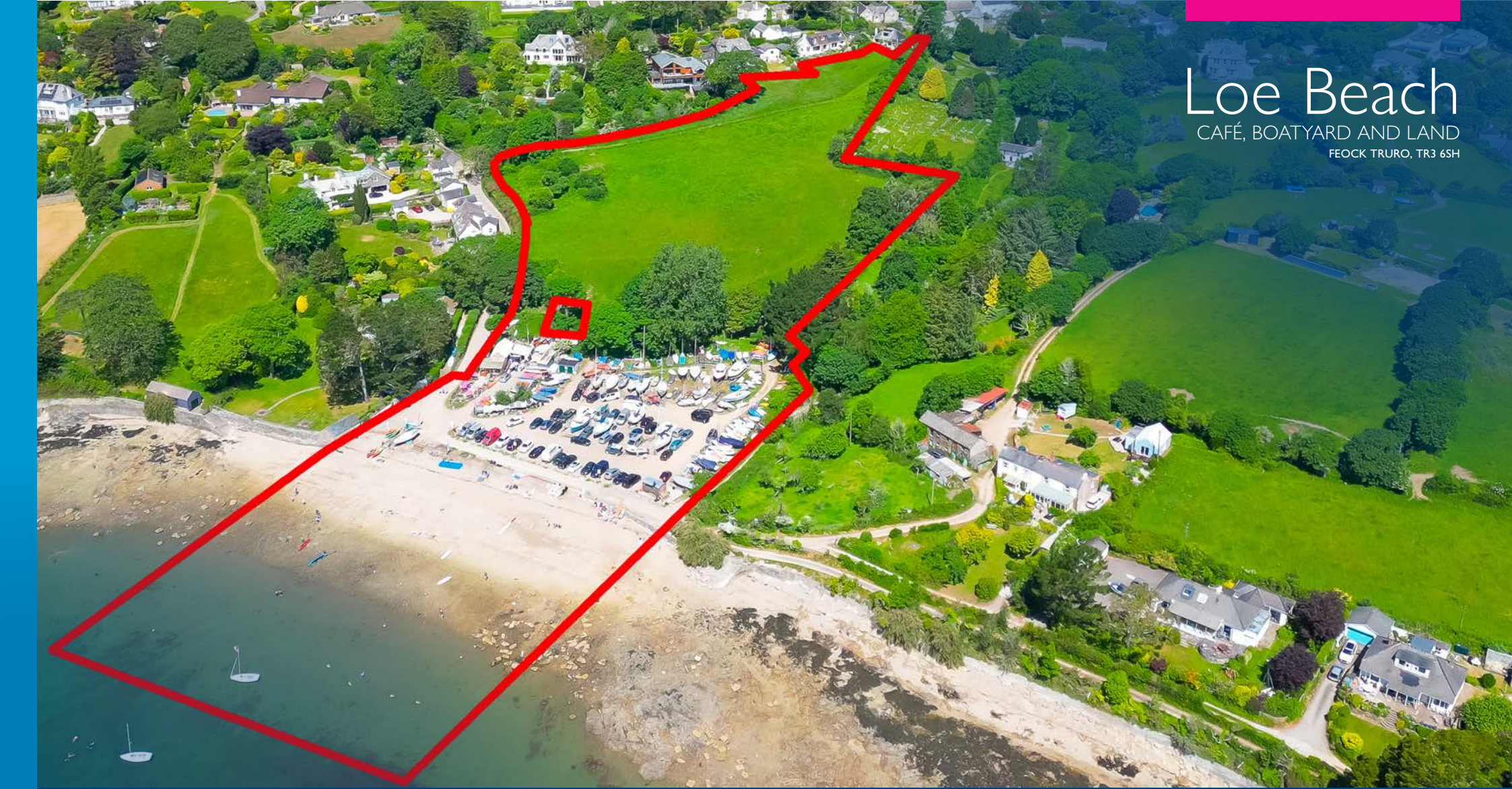
Loe Beach

CAFÉ, BOATYARD AND LAND

FEOCK TRURO, TR3 6SH

Vickery Holman
Property Consultants



An aerial photograph of Loe Beach and the surrounding area. A red line outlines a large area that includes a sandy beach, a car park filled with cars, a boatyard with many small boats, and a large green field. The area is surrounded by residential houses and trees. The text 'Loe Beach' is written in large white letters, with 'CAFÉ, BOATYARD AND LAND' and 'FEOCK TRURO, TR3 6SH' in smaller white letters below it.

Loe Beach

CAFÉ, BOATYARD AND LAND
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Summary

- Outstanding and rare opportunity
- Loe beach with adjoining car park, commercial interests and land
- Income derived through letting and parking income
- Sale includes beach to low mean water point
- First time available after multi generational ownership
- Existing uses include watersports, equipment hire, Sauna, Efoil, cafe, car park and boat storage

Location

Loe Beach is situated within the parish of Feock on the western shores of the Fal Estuary. The area is renowned for its attractive coastal setting, sailing facilities and direct access to the Carrick Roads, one of the finest natural harbours in the UK. Nearby attractions are in abundance, to include Mylor; Restrouquet, St Mawes and Falmouth, with Truro only 6 miles.

To take an aerial tour [click here](#)

Description

Loe Beach is well known and loved by locals and visitors alike for its tranquil and scenic location on the Carrick Roads inlet between Falmouth and St Mawes. A heaven for water sports with immediate access and slipway to the Fal river this is a truly special location to include the beach to low mean water; a rare and commercially positive situation. Having been in family ownership over many generations and is now available by way of informal tender, the land holding available provides for the beachside car park, which doubles as boat storage, cafe and 'top field' to the rear. The current owners receive rents from the complimentary business owners and the car parking income. Ample opportunity exists for new owners to either maintain the status quo or to sensitively improve facilities. Either way this is a special piece of real estate.



Accommodation

All areas are approximate and map borders are to be taken as a guide only.

The landholding overall extends to 6.2 acres and includes the private beach of c0.9 acres to low mean water, car park and boat storage of c1 acre, cafe and watersports centre, equipment hire and Efoil of 0.2 acres. The top field has been used for grazing and may be suitable for temporary events and limited use camping, within the c3.8 acres. There is ancillary land of c0.3 acres

The title extends to low mean water which provides for significant advantage in terms of control over the beach and water activities. Between the beach and the car park there is the access road for those neighbouring properties to the East, which will remain. Please note that the additional access road to Longfield and the area East is not included in the sale. Within the site but owned by Cornwall County Council are the public toilets which the Loe Beach owners currently maintain for the benefit of visitors. Please note a defined public footpath runs through the top field from the village church to Loe Hill.

The current owners derive income from the car park and rents from the commercial business on site. Details of this income will be shared with interested parties subject to proof of funds and non disclosure agreement.

Services

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.



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EPC / MEES

Not applicable with no individual building greater than 50 sqm.

Planning

The property is within the Heritage coast and Cornwall National Landscape (formerly ANOB) and is subject to tree preservation orders. All enquiries to Cornwall County Council.

Business rates

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £21,250 to include the cafe and 80 car parking spaces. This is not the amount payable and interested parties need to make their own enquiries with Cornwall County Council.

Contact our team of business rates experts if you have a query about the rateable value of this property.



Legal fees

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering

Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also be requested.

VAT

The property is not opted to tax and VAT will not apply.

Terms

Loe Beach and landholding is available on a freehold basis subject to existing lease and operator obligations from a guide of offers in excess of £3m. The informal tender date for all best and final offers is by midday on Wednesday 28th October 2026. Offers must include details of the buyer, proof of available funds, expected timescale and any conditions. Tenders will be reviewed. The owners are under no obligation to accept the highest or any tender submitted.



Further information and viewings

Further information is available subject to agreement to non-disclosure and an understanding of the applicant's background and ability to purchase. Interested parties may visit the beach and car park and via the public footpath to view the landholding but are respectfully advised to not to approach the operational tenants directly.

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