

PLOT OF LAND ON CORNISH COAST

FOR SALE (via Auction)

LAND AT MAGWAN PORTH •
NEWQUAY • TR8 4BA



GUIDE PRICE £45,000



- Plot of Cornish Coastal Land of 0.53 Acres
- Stunning Views over Magwan Porth, Newquay
- May Suit Alternative Uses STPP
- Development Potential STPP
- Popular Tourist Destination
- **For Sale via Auction**



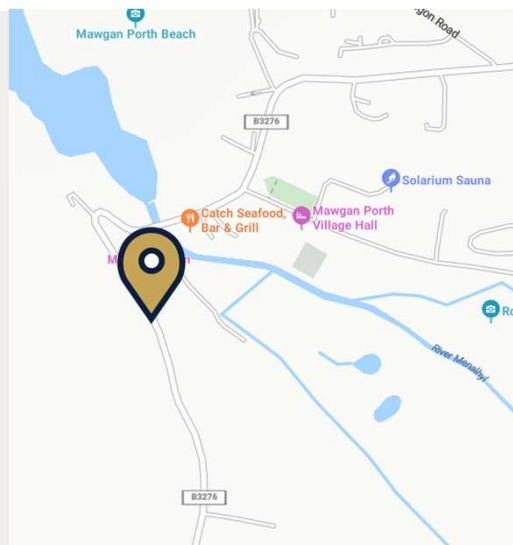


LOCATION

Set in the highly sought-after coastal village of Mawgan Porth, TR8 4BA represents a premium North Cornwall location. Situated just 0.1 miles from the beach, this dramatic, rugged coastline offers an exceptional setting for a coastal build or leisure investment (subject to planning).

Merely seconds from Mawgan Porth Beach, a pristine, golden-sand bay famous for its year-round dog-friendly access and superb surfing conditions.

Positioned along the scenic B3276 coast road, granting quick, easy drives to both Padstow and Newquay and just 6km from Newquay Train Station and strategically positioned for effortless transit to and from Newquay Cornwall Airport, which sits a short distance away



SAT NAV: TR8 4BA



EXHALED.FIXTURES.ROLLOVER



DESCRIPTION

An irregular shaped plot in a semi rural location between a new development of 6 luxury homes and to the south west and Magwan Porth Car Park to the north west, with Merrymoor Inn pub to the north. The plot contains grass and various shrubs and overgrowth. The site may suit alternative leisure uses and/or development (subject to planning consents – please investigate with the local authority). The site does not benefit from any planning.

SITE AREA

0.573 acres

PRICE

Guide price £45,000

Pre auction offers may be considered but strictly under auction conditions.

PLANNING

Interested parties are advised to make their own enquiries with the local authority.

TENURE

Freehold.

AUCTION

The property is for sale via online auction on the Flint Real Estate website.

LEGAL PACK

Available via the Auction page

[Online auctions - Flint Real Estate](#)

AML

Purchasers will have to supply information to comply with AML Regulations.

VIEWINGS

By appointment with the Sole Agents below:

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