

H Tiddy

THE FORMER BARCLAYS BANK



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4-5 MARINE PARADE, ST MAWES, CORNWALL, TR2 5DW

A Unique Opportunity to Acquire a Former Bank as a Project, with Planning Permission to Convert into a 3 Bedroom 3 En-Suite, Ground Floor Apartment, located in a Waterfront Position in this Exclusive Cornish Coastal Village, enjoying Magnificent Panoramic Views over St Mawes Harbour and Falmouth Bay.

EXISTING ACCOMMODATION SUMMARY

(INTERNAL FLOOR AREA: 1345 SQ FT (125 SQ M))

Former Banking Hall, Former Interview Room, Former Staff Room, Former Admin Room, Aircon Room, Corridor, W/C, Rear Lobby, Strong Room

PROPOSED ACCOMMODATION SUMMARY

(PLANNING APPLICATION NUMBER: PA20/03282 (GRANTED: 19/05/2021))

APPROXIMATE INTERNAL FLOOR AREA: 1345 SQ FT (125 SQ M)

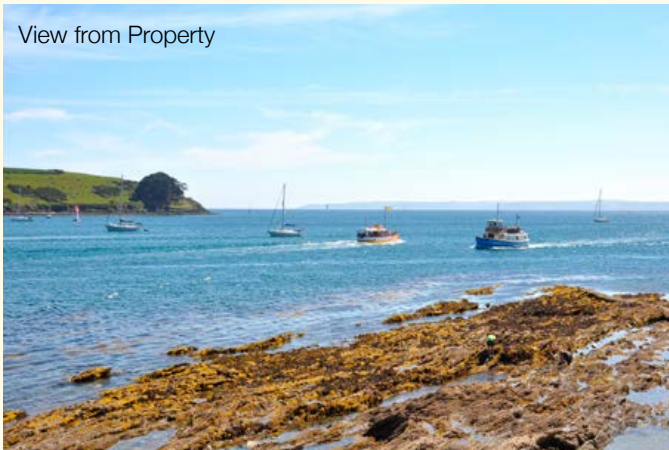
Open Plan Living Room with Dining Area and Kitchen, Inner Hallway, Principal Bedroom with En-Suite Shower Room, Bedroom 2 with En-Suite Bath and Shower Room
Bedroom 3 with En-Suite Shower Room.

LOCATION SUMMARY

(Distances and times are approximate)

Central village amenities: 350 yards. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry. Falmouth: 20 minutes by foot ferry or 15 miles by car ferry. Cornwall Airport Newquay: 29 miles (regular direct flights to London and other UK regional airports). St Austell: 15 miles (London Paddington 4.5 hours by rail).

View from Property



Viewing only by appointment with H Tiddy



ESTATE AGENTS AND PROPERTY CONSULTANTS

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View from Property





St Mawes

The exclusive Cornish coastal village of St Mawes was voted in 2020 by a Which? Customer Survey as the “Top Seaside Town in the UK”. This enchanting south facing harbour village, named “Britain’s St Tropez” by the Daily Mail, is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty. Much of its surroundings are owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. It has a good wide range of amenities, which are open all year, including butchers, bakers, convenience store, post office/newsagent, doctors, hairdressers, dentist, pharmacy, village hall, church, delicatessen and clothing shops. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops.

St Mawes has long been one of the West Country’s more desirable and exclusive destinations, with Olga Polizzi’s Hotel Tresanton and the chic Idle Rocks Hotel both luring the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a

full programme of village regattas, club races and various national championships to cater for all ages. There is an all-year-round pedestrian ferry service to and from Falmouth and a seasonal ferry runs to Place, providing access to the scenic walks on the National Trust owned St Anthony Headland.

Cornwall

Cornwall has been enjoying a renaissance, especially post COVID-19 lockdown. The county recently leapfrogged London to be recently crowned by rightmove as the top area in the UK for the most online property searches over the last year. The Duchy offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro is the main financial and commercial centre of Cornwall. It has a fine range of stores, private schools, college and the main hospital in the county (RCH Treliske). Both Falmouth University and Cornwall Airport at Newquay are rapidly expanding. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Falmouth and Padstow), Nathan Outlaw (Port Isaac), Paul

Ainsworth (Padstow and Rock). Rising stars on The Roseland are Olly Pierrepoint at the Driftwood, Rosevine and Dorian Janmaat at the Idle Rocks, St Mawes.

Description

This former bank represents a unique opportunity to enjoy one of the most beautiful panoramic views in South-West Cornwall in one of its most exclusive and sought-after villages. It is located on the highly sought-after waterfront with shops, restaurants, pubs, cafes, sailing and water sport facilities literally on the doorstep.

The current premises, with its 24-foot width of window frontage comprises the ground floor of a three-storey building with two waterfront residential apartments above. Planning permission was granted in May 2021, under Application Number PA20/03282, to convert into a residential ground floor apartment including the replacement of the existing shop front with a new front wall, independent entrance door and windows. The rear of the property has planning to widen the windows and also create a new window over-looking the rear courtyard.

The property is being sold with the advantage of owning the freehold and head lease of the whole building comprising the current four self-contained apartments within Marine Court, which also have long, already established, leases.

The Views

Mere photography does not do justice to the magnificence of the amazing views. These encompass St Mawes harbour, with its yacht and fishing boat moorings, over to Summers Beach and the mouth of the Percuil River, the part wooded Amsterdam and Carricknath Points on the lovely National Trust St Anthony Headland, Falmouth Bay, with its visiting cruise liners and super yachts and across to the Helford River and Lizard Peninsula, and miles of open sea beyond. The harbour and bay are a hive of marine activity all year round.

Summary

This rare opportunity will suit the family or retiring buyer looking for a project to create their 'dream' permanent or holiday home which is located in a wonderful waterfront position with local amenities and sailing facilities literally on the doorstep. For the holiday home buyer, the property has the potential to create a lucrative income from holiday letting.

General Information

Services: Mains water, electricity and drainage.

Energy Performance Certificate Rating: D

Land Registry Title Number: CL233145

Community Infrastructure Levy : You will be liable to pay £753.96 of Community Infrastructure Levy to Cornwall Council as CIL collecting authority on commencement of development of planning permission PA20/03282. This charge is levied under Cornwall's CIL Charging Schedule, and S211 of the Planning Act 2008.

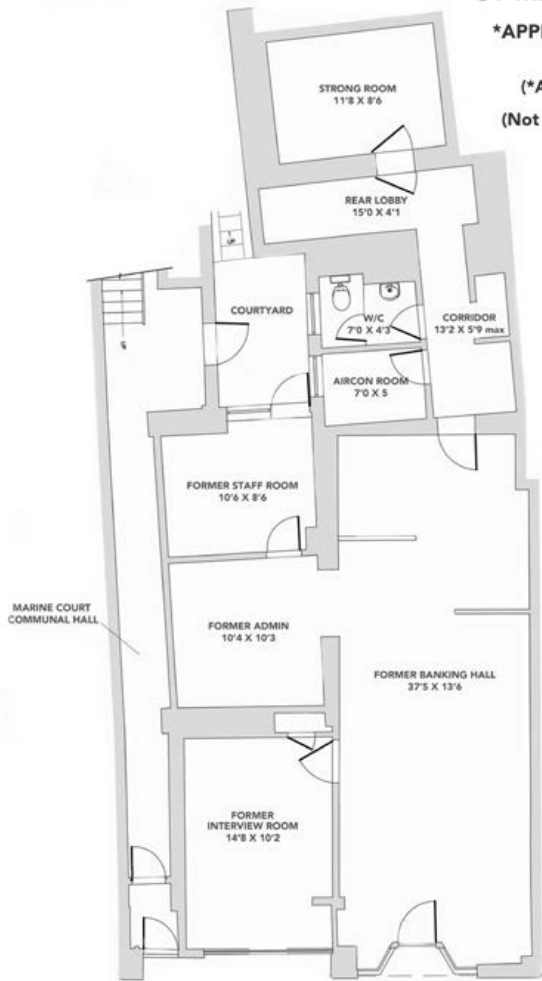
Planning Permission (Application Number PA20/03282): Please visit the 'Cornwall Online Planning Register' and enter the above planning application number in to the search tab for further information.

Tenure: Freehold (including ownership of a 999 year head lease dated 28th July 1988 with a ground rent of a peppercorn.)

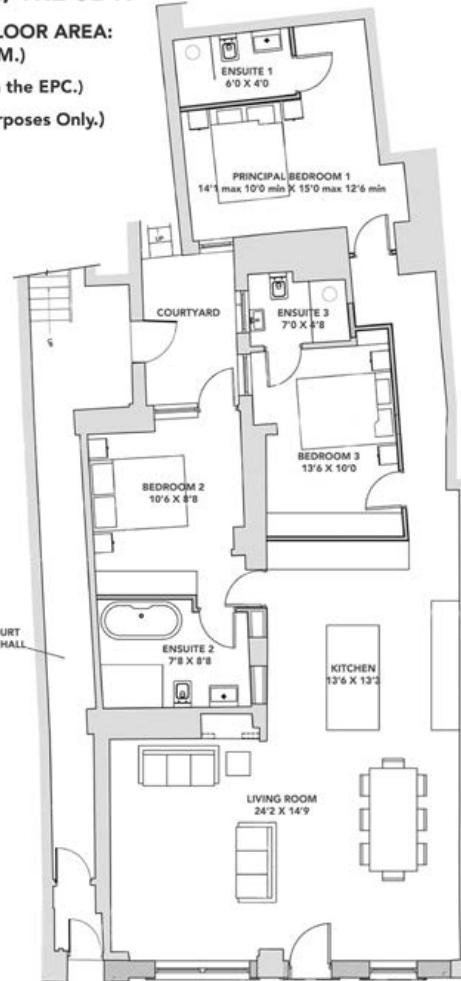


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ST MAWES, CORNWALL, TR2 5DW**

***APPROX GROSS INTERNAL FLOOR AREA:
1345 SQ.FT (125 SQ.M.)**
(*As per floor area recorded on the EPC.)
(Not to Scale. For Information Purposes Only.)

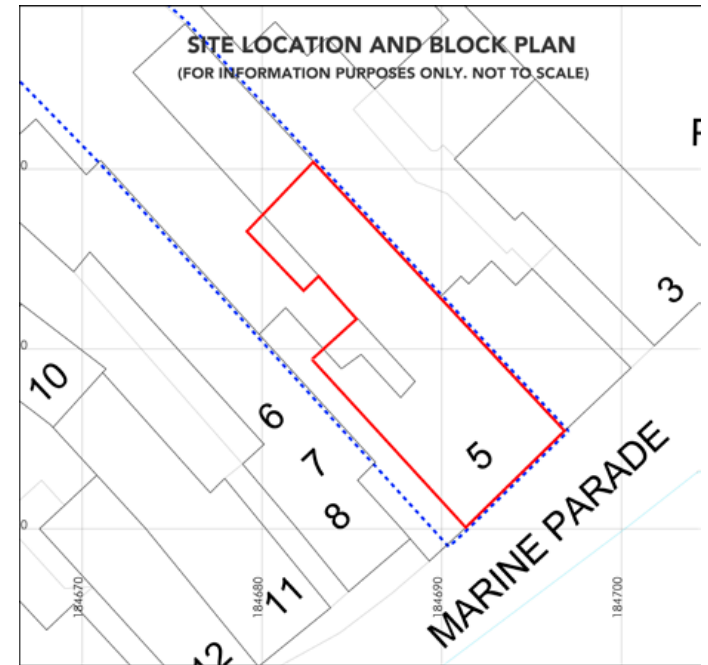


EXISTING



PROPOSED

(AS PER PLANNING APPLICATION NUMBER: PA20/03282)



Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.



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