



Pomery's

H Tiddy

Pomery's

Situated in one of Cornwall's prime coastal locations, help save the home of Roseland Gig Club with a once in a lifetime opportunity to purchase this iconic and historic harbourside building that is now sadly beyond economic repair.

Existing Accommodation Summary

Total Internal Floor Area: 2,712.41 sq.ft. (251.99 sq. m.)

Ground Floor

Gig Store, Lobby with stairs to the first floor, Storage Room, Separate Washroom.

First Floor

Living Room (Galleried steps to the Mezzanine Level), Inner Lobby, Study / Bedroom 5, Inner Hall, Dining Room / Bedroom 3, 2 further Bedrooms, Rear Hall (separate access to the rear and stairs to the second floor), Kitchen, Shower Room W/C.

Mezzanine Level

Sitting Room / Bedroom 4 and Bathroom W/C.

Second Floor

Landing / Kitchenette, Bathroom W/C, Inner Landing, Bedroom, Sitting Room.

Outside

Gig Forecourt. Access to the storage room and wash room is via a side passage with steps to neighbouring cottages (pedestrian right of way for first floor access to the rear of Pomery's.



Introduction

Acting on behalf of Pomery's Ltd, H Tiddy are delighted to offer for sale this prominent waterside building which has an interesting history dating back to the 19th Century. The seller is seeking a buyer who is looking to purchase a freehold waterside project and who has a community spirit to save the home of the Gig Club. Subject to planning permission being granted, the village community as a whole wish for Roseland Gig Club to retain ownership of the ground floor and forecourt of the new sympathetically built premises under a new 999-year lease with a peppercorn ground rent. This will leave the new freehold owner to create their own dream waterside dwelling or perhaps two to three luxury apartments on the remaining two and half floors.

The Views

Pomerys faces a few degrees off due south and has the most outstanding and delightful uninterrupted views that must be seen for full appreciation. The vistas from the building, in our opinion, are among the finest in St Mawes. These encompass the harbour and quay, Summers Beach through to Falmouth Bay, sweeping in the Percuil River at Place, the boat moorings and the partly wooded National Trust St Anthony Headland. On clearer days it is possible to see the English Channel, the Manacles on the Lizard Peninsula including the Helford Estuary. The bay and harbour are a hive of marine activity most of the year, with sailing races throughout the season, many of which start and finish in the harbour opposite the property.



Historical Summary

Documentary evidence indicates that Pomery's is an early 19th century or older maritime store created to house barrels of pilchards after they had been processed in an adjacent building which is now demolished. In later years, Pomery's was used by the St Mawes Steamship Company up until just after the first World War. In the late 1920s, the building was purchased by a Mr Pomery, who turned it into a petrol filling station and motor car repair garage. After the death of Mr Pomery, the garage business was continued by his wife and other associates. The old petrol pumps still remain outside the front of the building, and as indicated by the price of petrol found on the pumps, the garage ceased selling fuel in the 1950's.

After a number of other short term uses, the building was bought by Brenda Pye in 1978, a celebrated local benefactor, artist and musician, a polymath and enthusiastic collector of a wide range of objects d'art. She was for 3 years Commodore of the St Mawes Sailing Club and had a strong interest in gig rowing. Above all she wished to record the heritage, culture and passion of the Roseland, its surrounding area and its peoples.

Brenda lived in the upper part of the building, loosely divided in to two flats spread over two floors as seen today. Initially, Brenda used the ground floor as her art studio until the mid 1980s when she leased it to the Roseland Gig Club as a base for rowing activities and storing boats.

The St Mawes connection with gigs dates back to when they were first built to enable pilots to meet incoming merchant ships and so provide them with pilot and victualling services. The first boats were built by William Peters in his yard in St Mawes in the early 1800's and, with his son, the Peters' gigs quickly became the standard to which others sought to aspire. The Treffry Gig was built in their yard in 1838 and is regarded as the apogee of gig development. In 1986, its lines were adopted by Ralph Bird and the Cornish Pilot Gig Association as the class build regulations to ensure that all future boats looked and raced as they had for over 100 years earlier.



Historical Summary

When Brenda Pye sadly passed away in 2015, she bequeathed the freehold of Pomey's to the Gig Club. She also created a 984-year lease in favour of the St Just and St Mawes Heritage Group (from 01.01.14). She allocated some funding to create a local museum of art and heritage in the part of the building that had been her home. The "life of Pye" paintings are a collection of some 80 items of modern Cornish art by famous artists which are currently held by The Falmouth Art Gallery on the understanding that, in the future, the pictures would be available to the St Just and St Mawes Heritage Group for exhibition.

In 2020, the freehold of the building was transferred to Pomey's Ltd. Unfortunately, surveys have revealed that the building is in such a poor state as to be uneconomical to simply renovate. Pomey's Ltd. Does not have the necessary funds available to knock down and re-build Pomey's hence the reason why this remarkable building is on the market.





Location Summary

(Distances and times are approximate)

St Mawes Harbour Beach: 25 yards. Pedestrian Ferries: 175 yards. King Harry Ferry: 5 miles. Truro: 10 miles via car ferry. Falmouth: 20 minutes by foot ferry or 15 miles by car ferry. St Austell: 15 miles (London Paddington 4.5 hours by direct train). Cornwall Airport Newquay: 29 miles (regular flights to London, other UK regional airports and European destinations).

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 built by Henry V111. 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.

Local Amenities

St Mawes has a wide range of amenities, which are open all year, including two bakers, convenience store, post office/newsagent, doctors, dentist, pharmacy, village hall, social club, churches, 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. Olga Polizzi's Hotel Tresanton and the chic Idle Rocks Hotel both lure the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club.

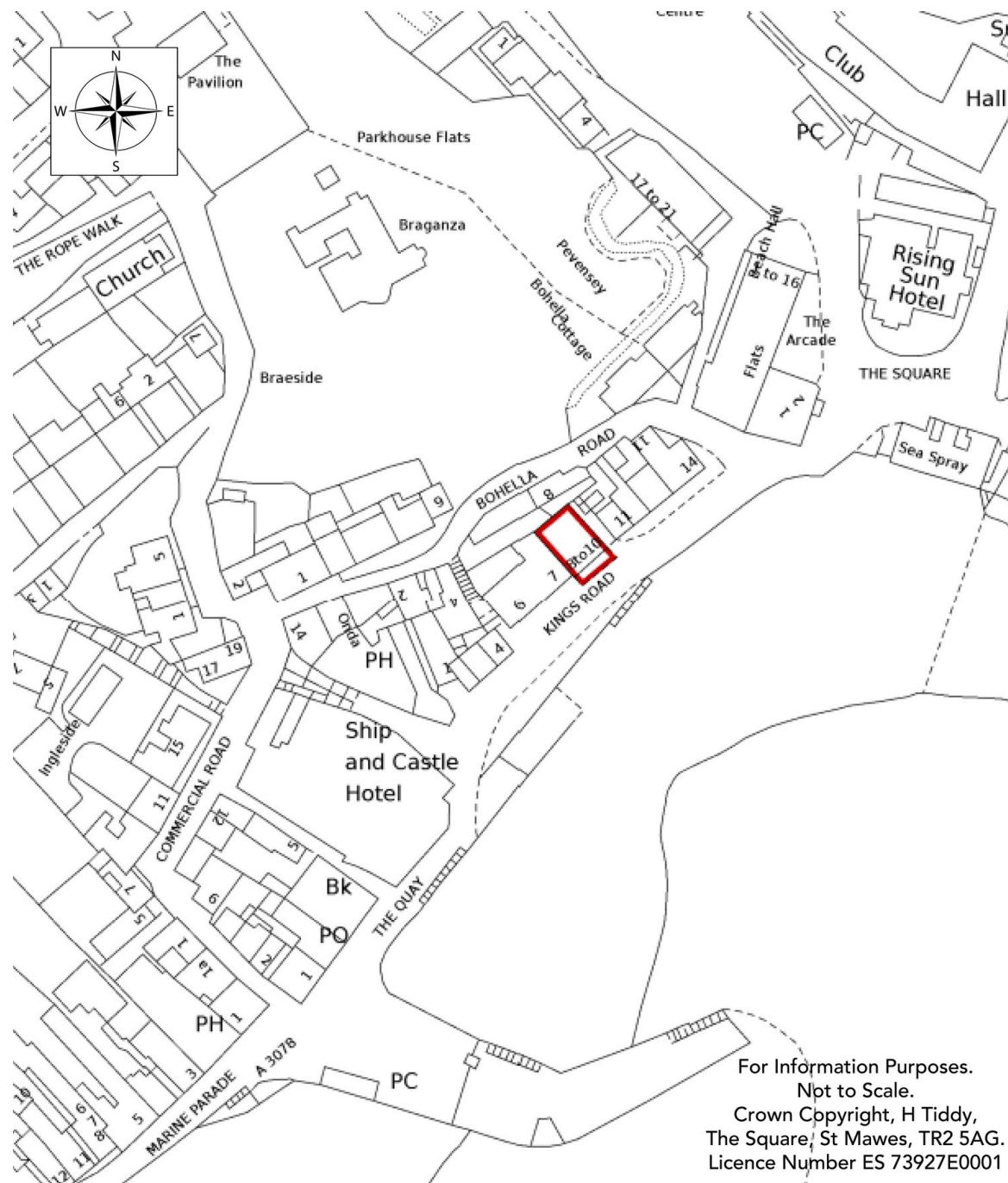
Cornwall

The Duchy of Cornwall offers a range of 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 shops, private schools, college and main hospital (RCH Treliiske). Cornwall Airport in Newquay has regular daily flights to London as well as offering connections to other UK regional airports and European destinations.

Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), and Paul Ainsworth (Padstow and Rock). On 'The Roseland' is Carla Jones at The Idle Rocks Hotel in St Mawes, Paul Wadham at Hotel Tresanton in St Mawes, and Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans.

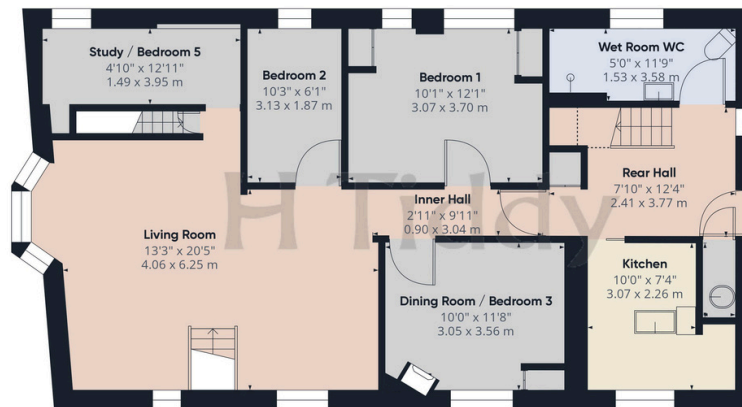




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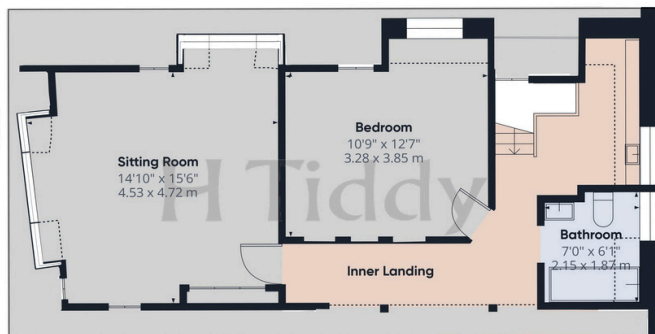
Ground Floor
(1142.37 sq.ft (106.13 sq.m.))



First Floor
(962.63 sq.ft (89.43 sq.m.))



Mezzanine Level (From First Floor)
(196.12 sq.ft. (18.22 sq.m.))



Second Floor
411.29 sq.ft (38.21 sq.m.))

Approximate total area⁽¹⁾

2712.41 ft²
251.99 m²

Reduced headroom

495.25 ft²
4.27 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

General Information

Services: Mains water, electricity and drainage. (All currently disconnected / drained down).

Energy Performance Certificate Rating: G

Council Tax Band: Currently Exempt. Zero Rated under Small Business Rates Relief (Current Rateable value: £6,700).

Ofcom Mobile Area Coverage Rating: Likely for Vodaphone and O2, Ok for EE and Three.

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 80 Mbps; Standard 24 Mbps.

GOV.UK Long Term Flood Risks: River/Sea: Very Low. Surface Water: Very Low.

Tenure: Freehold.

Land Registry Title Numbers: Freehold CL326568. First and Second Floor Leasehold: CL308908 (984 years from 01/01/2014 to be surrendered on completion of the sale). Ground Floor Leasehold: CL183430 (999-year lease from 01/01/1999 to be surrendered and replaced with a new 999-year lease at peppercorn rent on completion of the sale.)

Pomery's Ltd: Company Number: 13046425.

Relevant Planning Application Number: PA23/01981

Conditions of Sale (subject to any necessary consents): The successful buyer of the freehold should be willing to complete construction of the premises to allow the Gig Club to re-occupy the ground floor of the new premises within a reasonable time frame and with mutually agreeable build specifications to be agreed at the point of negotiation.

Viewing: Strictly by appointment with H Tiddy. Please be aware that the building is in a very poor state of repair.

Pomery's

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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. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

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.

