

Cornwall Ski & Snowboard Centre, Newquay
Cornwall



Cornwall Ski & Snowboard Centre, Kestle Mill

Newquay, Cornwall TR8 4PQ

A site with detailed planning consent for a new outdoor ski slope and ancillary facilities

Freehold in the region of £350,000
Total site area 4.9 hectares (12.1 acres)



SITUATION

The property is situated directly off the A3058 which is a main arterial road from the A30 to Newquay. Newquay is the largest town on the North Cornwall coast with a resident population of 20,000, it is also one of the most popular tourist destinations in Cornwall. The town centre of Newquay is 3 ½ miles to the northwest, Plymouth is 40 miles to the east and the regional centre of Truro is 15 miles to the south. The nearest airport and railway station are in Newquay.

The County of Cornwall receives 5 million visits from tourists on an annual basis with a peak of 290,000 per day in high season. Newquay is one of the most well-established and popular tourist areas in the County, being particularly well associated with surfing and other outdoor sports. The property is well located in terms of its situation on an arterial road to Newquay and is close to other popular tourist attractions nearby including Dairylands Farm World which receives 120,000 visitors per annum and The National Trust Trevice Manor which receives 60,000 visitors per annum.

DESCRIPTION

The property comprises 4.9 hectares (12.1 acres) of greenfield land which slopes from north to south. There is direct access from the A3058 which will be improved as part of the redevelopment. The development will include a 160 metre main slope, 40 metre nursery slope, half pipe, free-ride park and toboggan slope. The whole development will be flood-lit with a sprinkler system, 2 main drag lifts and a travelator lift on the nursery slope. In addition, there is a proposed new 2-storey building to include a reception and hire area, shop, café / restaurant / bar, changing areas, offices, w.c.s, a crèche, function room and sun terrace.

ACCOMMODATION

The proposed accommodation for the new facilities within the new 2-storey building has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice from Robert Rowett Architectural Services Drawing No. RO50207/03/REVE, and can be summarised as follows:

| | Sq.ft | Sq.m |
|-----------------------|--------------|------------|
| Ground floor | | |
| Function room | 631 | 58.6 |
| Retail sales | 277 | 25.7 |
| Changing area | 240 | 22.3 |
| Hire area | 1,365 | 126.8 |
| Office/First Aid room | 241 | 22.3 |
| Creche | 637 | 59.1 |
| Total Ground Floor | 3,391 | 315.1 |
| First floor | | |
| Kitchen | 384 | 35.7 |
| Stores | 420 | 39 |
| Function room | 992 | 92.1 |
| Restaurant/Café/Bar | 1,335 | 124 |
| Total First Floor | 3,132 | 290.9 |
| Overall Total | 6,523 | 606 |

PLANNING

Detailed planning consent was granted under appeal, reference APP/P0810/A/OA/2065902 for a ski & snowboard centre. The decision is dated 26th August 2008.

TENURE

Freehold with vacant possession upon completion.

METHOD OF SALE

The property is for sale by way of private treaty on an unconditional basis.

Alternatively consideration will be given to a joint venture arrangement or development agreement and operating licence on the basis of a new groundlease.

GUIDE PRICE

Offers are invited in the region of £350,000 for the freehold interest in the property on an unconditional basis.

Terms for a new long lease or joint venture are available subject to negotiation.

VAT

VAT will not be payable on the sale price.

VIEWING

Strictly by appointment with the sole agent.

SERVICES

Mains water and electricity are connected.

We have not tested the services and interested parties should make their own enquiries of the relevant statutory undertakers.

SELLERS INFORMATION PACK

A sellers information pack containing legal, technical and planning information in connection with the site is available in CD or paper format from the agents at a price of £20.00 + VAT.

REFERENCE

CORNW/10758/51

FURTHER INFORMATION

For further information or to arrange an inspection please contact:

Stags Development Land & Planning

21 Southernhay West

Exeter EX1 1PR

Tel: 01392 680058

Fax: 01392 426183

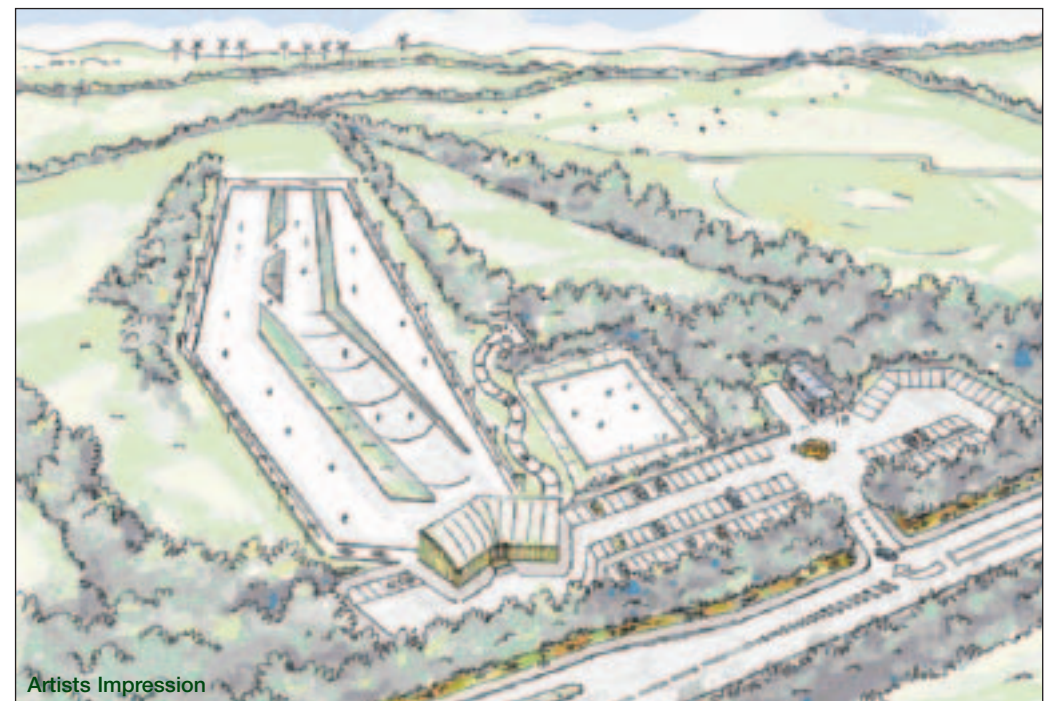
Email: devland@stags.co.uk

DIRECTIONS

From the A30 take the A3058 north and proceed for approximately 4 miles, passing Dairylands Farm World on the right hand side. The property will be found on the left hand side to the rear of a public lay-by.

DISCLAIMER

These particulars are a guide only and should not be relied on for any purpose.





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