

Property and land in Cornwall's beautiful Rame Peninsula to Auction

- 2pm Thursday 24th November, The Enterprise Centre, Torpoint

A collection of land and property on and close to the Rame Peninsula, often described as 'the forgotten corner' of South East Cornwall, will be sold under the hammer by Richard Dolton, **team** estate agent on Thursday 24th November at The Enterprise Centre in Torpoint.

The Rame Peninsula is bordered on three sides by water – the English Channel, Plymouth Sound and the River Lynher. Named after Rame Head, its southern-most point, the entire peninsula is designated an Area of Outstanding Natural Beauty with quiet secluded beaches, magnificent scenery and spectacular walks yet opposite the Sound is the thriving city of Plymouth.

Three of the lots are in Torpoint, home to the chain ferry across the Sound to Plymouth and the largest town on the peninsula.

5 Fore Street, Torpoint – guide price £120,000



garden, along with a river view.

Fully tenanted and producing £8,100 gross pa, this mixed commercial/ residential investment property sits in the heart of Torpoint's busy town centre and comprises a lock-up shop on the ground floor and a self-contained flat on the upper floors. The Victorian building was refurbished in the 1980's and the roof was renewed in the 1990's. To the rear is a large parking bay and

At street level is the front sales area with air conditioning. A short flight of steps leads to an office, kitchen/ store room and two WC's with wash basin. Steps from a private parking area lead into a walled garden and a staircase to the first floor, where there is an entry door and landing, and a bedroom, which is excluded from the Shorthold Tenancy. A private door leads into the maisonette, with a main hall, shower room and separate WC/ wash room. A double bedroom and study/ computer area occupy the upper first floor whilst on the second is a large open plan lounge and kitchen.

The other two lots in Torpoint itself are plots of land:

Park Road, Torpoint – guide price £55,000

This almost level plot of land is centrally located in a residential location within the town and comes with detailed planning permission for the construction of a detached house with four bedrooms, parking and a garden. Plans for the design are available for inspection at the Richard Dolton offices by appointment. A first floor flat with two bedrooms adjacent to the plot is also for sale by separate negotiation.



Cornerstone, Church Macey Street – guide price £125,000



Originally home to cottages, this prime parcel of building land sits behind the Cornerstone Methodist Church, just off the town centre. The site comes with detailed planning permission for the development of four residential units consisting two town houses and two flats, each with garaging, gardens and views of the river. The plans and conditions can be viewed at the Richard Dolton offices or online via the Planning Portal.

Moving inland to the village of Polbathic, around eight miles from Torpoint, to the west of St Germans village with its popular sailing club and not far from Whitsand Bay and the Lynher Boatyard, is **Lower Buttervilla Cottage, Polbathic - guide price £140,000.**

Part of the Port Eliot Estate, Lower Buttervilla Cottage was originally two and has a cart house and stable adjoining, over which the upstairs has been extended. In need of renovative modernisation, the cottage however has a relatively modern central heating system and sits in a corner plot extending to around a third of an acre with a small, gently sloping paddock.



A canopy porch and front door lead to a double hallway. Downstairs is a living room with a tiled fireplace, separate dining room with a Rayburn stove and kitchen whilst upstairs, a long landing leads to the three double bedrooms – one dual aspect and one with a cast iron fireplace – as well as a large bathroom with shower cubicle and separate WC. The stable and cart shed are approached from the front of the cottage, and the grounds sit primarily to the south and west with an area to the front and steps rising to the small paddock field with roadside access and tin shed.

And finally, moving south to the historic fishing village of Kingsand is **The Old Boatstore and The Lookout, The Cleave, Kingsand – guide price £350,000.**



Mount Edgcumbe Country Park, with its 865 acres, adjoins the village of Kingsand, which sits on the eastern edge of the peninsula with a sandy beach and a very active local community. This lot provides the opportunity to purchase a home with all the Cornish character anyone could want and is perfect for anyone who loves watersports.

The Old Boatstore and The Lookout occupy the same building, entirely split as two units overlooking the seaside. The Old Boatstore cafe has a narrow forecourt seating area and a full width picture window. Decorated in a nautical style, the 'L' shaped counter is fully equipped with food preparation facilities and a storage/ display. To the rear of the main cafe is a store room along with a hand washing area and WC.

The Lookout self-contained flat is aptly named with a bright and airy open plan living space at the front with a vaulted ceiling, ornamental chimney breast focal point, comprehensive fitted kitchen and a 12' wide picture window and door combination to take full advantage of the views and leading onto a balcony and sitting area, which enjoys a full southerly view of the breakwater without interruption. To the rear of the living area is a double bedroom with en-suite shower room, second double bedroom and a bathroom.

A just across the road and down some steps is the beach. The turnover of the cafe is circa £71,000 and could be enhanced, while the flat has been let as holiday accommodation with an approximate annual income of £15,000.

All five lots will go to auction on Thursday 24th November at 2pm at The Enterprise Centre on Marine Drive in Torpoint. For further information or to view any of the lots or plans, contact Richard Dolton, Chartered Surveyor and **team** estate agent in Torpoint – pop into the office at 67 Fore Street, call 01752 813813 or visit www.richarddolton.co.uk

Richard Dolton is a member of **team**, working together with over 100 other **team** offices in the Westcountry and hundreds nationwide to sell more homes for clients. For further information about **team**, visit www.westcountryteam.com.

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Digital images are available from bubblepr@mac.com

Notes to editors:

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For further information, please contact:

Samantha Boshier, Bubble Public Relations. Tel: 01869 248524. Mobile: 07957 364179. Email: bubblepr@mac.com
Richard Dolton Estate Agents, 67 Fore Street, Torpoint. Tel: 01752 813813