



Bosveal Yard

Durgan



A rare opportunity to acquire a versatile commercial yard in a truly stunning location nestled between a residential property and a former farmyard-turned-commercial site. Set within an Area of Outstanding Natural Beauty with captivating views over the Helford River, the site offers significant potential for future development—subject to planning. Despite a previously unsuccessful outline application, its setting and scope make it an attractive prospect for investors or developers seeking a unique foothold in one of Cornwall's most desirable areas.



Bosveal Yard, Durgan, Mawnan Smith, Cornwall, TR11 5JR

The location

Positioned on a private lane close to Durgan, this commercial yard enjoys a truly exceptional setting within an Area of Outstanding Natural Beauty. Just a short distance from the picturesque hamlet of Durgan and the highly desirable village of Mawnan Smith, the site is surrounded by scenic walking trails, ancient woodlands and the tranquil waters of the Helford River.

Mawnan Smith offers a welcoming community atmosphere and a range of local amenities, including a well-regarded primary school, a charming village store and post office, a traditional pub, and a popular coffee shop. The area is also home to renowned attractions such as Glendurgan and Trebah Gardens—both celebrated for their sub-tropical beauty and riverside access.

With Falmouth just a short drive away, offering further shopping, dining, and transport links, this location combines rural tranquillity with convenient access to essential services.

Distances

Grebe beach – 700 yards, Durgan – 850 yards;
The Red Lion (centre of Mawnan Smith) – 0.6;
Ferryboat Inn (Helford Passage – by road) – 1.2;
Gyllyngvase beach (Falmouth) – 4.9; Truro – 12.3; Cornwall Airport – 35

(All distances are approximate and in miles)

The property

Commercial Yard with Untapped Potential in an Area of Outstanding Natural Beauty

Nestled in one of Cornwall's most breathtaking landscapes, this unique commercial yard offers a rare opportunity to invest in a site brimming with potential. Positioned between a residential property and a former farmyard now operating as a commercial yard, the site benefits from a semi-rural yet active setting. Although a previous outline planning application was unsuccessful (PA22/01383), the location alone makes this a standout prospect for visionary developers or entrepreneurs.

Set within an Area of Outstanding Natural Beauty, the property enjoys sweeping views over the idyllic Helford River, with its tranquil waters and lush, wooded banks creating a truly inspiring backdrop. The yard itself is spacious and versatile, offering scope for a variety of future uses—subject to the necessary consents.

Whether you're considering a revised planning approach, a bespoke commercial venture,



or simply seeking a strategic landholding in a prized location, this site presents a compelling canvas for future development. Its proximity to the river, combined with the natural charm of the surrounding countryside, ensures enduring appeal.

- **Exceptional Location:** Nestled in one of Cornwall's most breathtaking landscapes, offering a rare opportunity to acquire a site with significant potential.
- **Development Opportunity:** Although a previous outline planning application was unsuccessful (PA22/01383), the site remains a standout prospect for visionary developers or entrepreneurs.
- **Stunning Natural Setting:** Set within an Area of Outstanding Natural Beauty, with sweeping views over the idyllic Helford River and its tranquil, wooded surroundings.
- **Versatile Space:** The yard is spacious and adaptable, offering scope for a variety of future uses—subject to the necessary consents.
- **Strategic Investment:** Ideal for those considering a revised planning approach, a bespoke commercial venture, or a strategic landholding in a highly desirable location.
- **Enduring Appeal:** The combination of river proximity and the natural charm of the surrounding countryside ensures long-term value and attractiveness.

Tenure, services and material information

Freehold.

All interested parties are advised to make their own enquiries regarding the connection and suitability of services.

What3Words

/// ideal.turned.strongly

Directions

Starting at The Red Lion public House in the centre of Mawnan Smith, in Mawnan Smith village centre. Head south on Grove Hill for half a mile and turn left at the crossroads, onto Bosveal Lane (signposted for Bosveal, Bosloe and Durgan). Continue down the lane for approximately 350 yards and turn left. Follow the track to the right passing two houses and the yard is on the left, immediately behind 'Bosveal'.

Fixtures & Fittings

Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

Important Notice

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WHERE YOU LIVE MATTERS

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