

STATION ROAD | TRURO | TR1 3HA

SUBSTANTIAL PERIOD BUILDING WITH DEVELOPMENT LAND



OLD COUNTY HALL

FOR SALE BY J LIDDIMENT AND ANNIKA KISBY OF KROLL ADVISORY LTD ACTING AS LPA RECEIVERS

STATION ROAD ♦ TRURO ♦ TR1 3HA

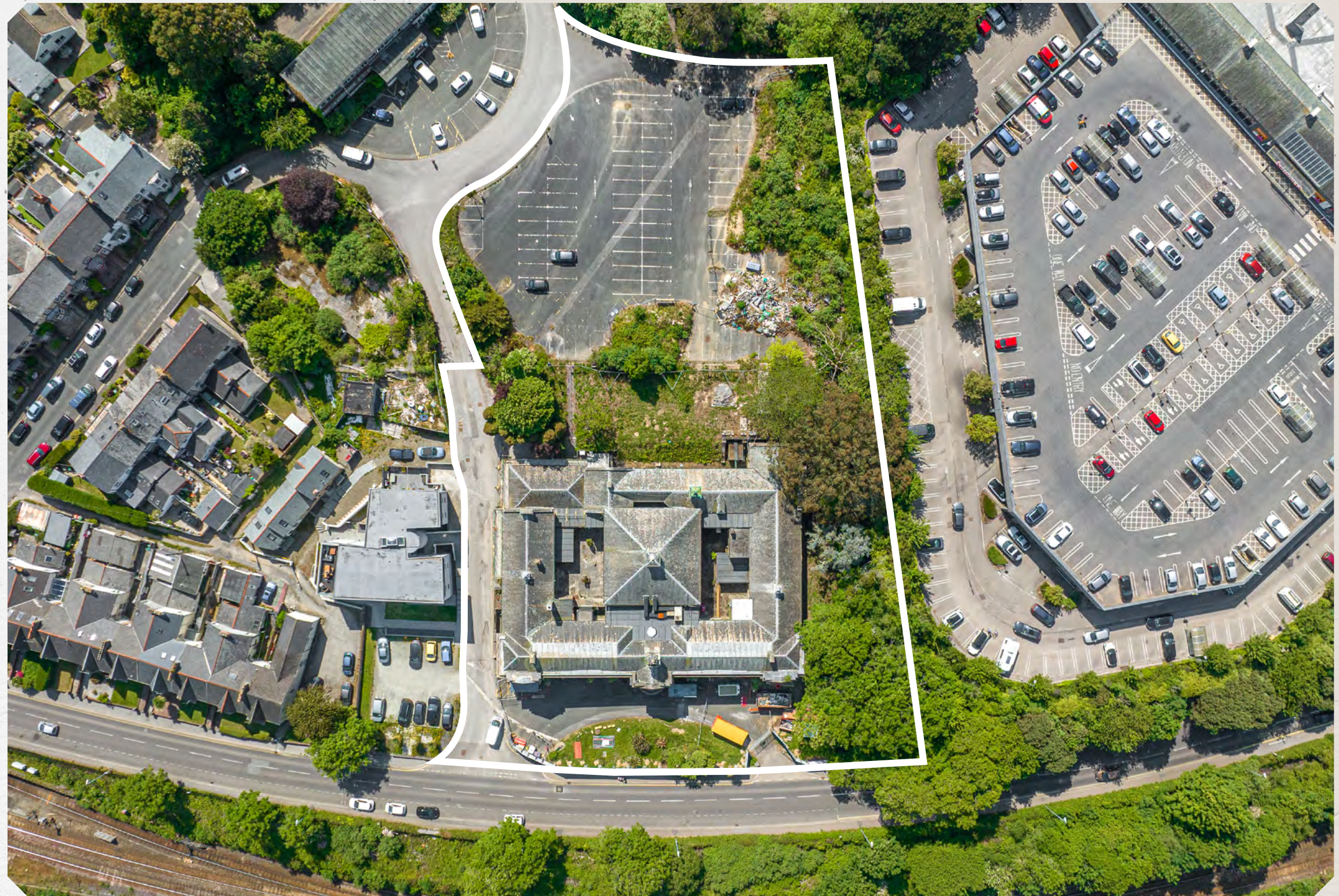


RARE OPPORTUNITY
WITHIN THE LOCAL
MARKET



THE OFFER

- Substantial Period Building with development land.
- Potential uses include residential conversion/development, care, hotel and commercial (subject to planning as required).
- Truro location - less than 0.7 miles from city centre retail area.
- Close to Truro Railway Station, Sainsbury's and County Hall.
- Rare opportunity within the local market.
- The City of Truro is the principal retail, business, leisure and education centre in Cornwall.



Main building extending to 30,951 ft² (2,875.4 m²).



Total site area 2.039 acres (0.825 ha) including development land at the rear of 0.925 acres (0.374 ha).



Extant planning and listed building consents for conversion, alteration and extension to create hotel and construction of 23 apart hotel units with associated hotel (see further comments).



Planning application pending for conversion of existing building into 34 residential units and new build development of 45 apartments.



Views to the north over surrounding town and countryside.

TRURO | TR1 3HA



Lidl

A390

New County Hall
Cornwall Council

Sainsbury's

Petrol Station


A390

Cornwall Council
Delank building

Multi-storey Car Park

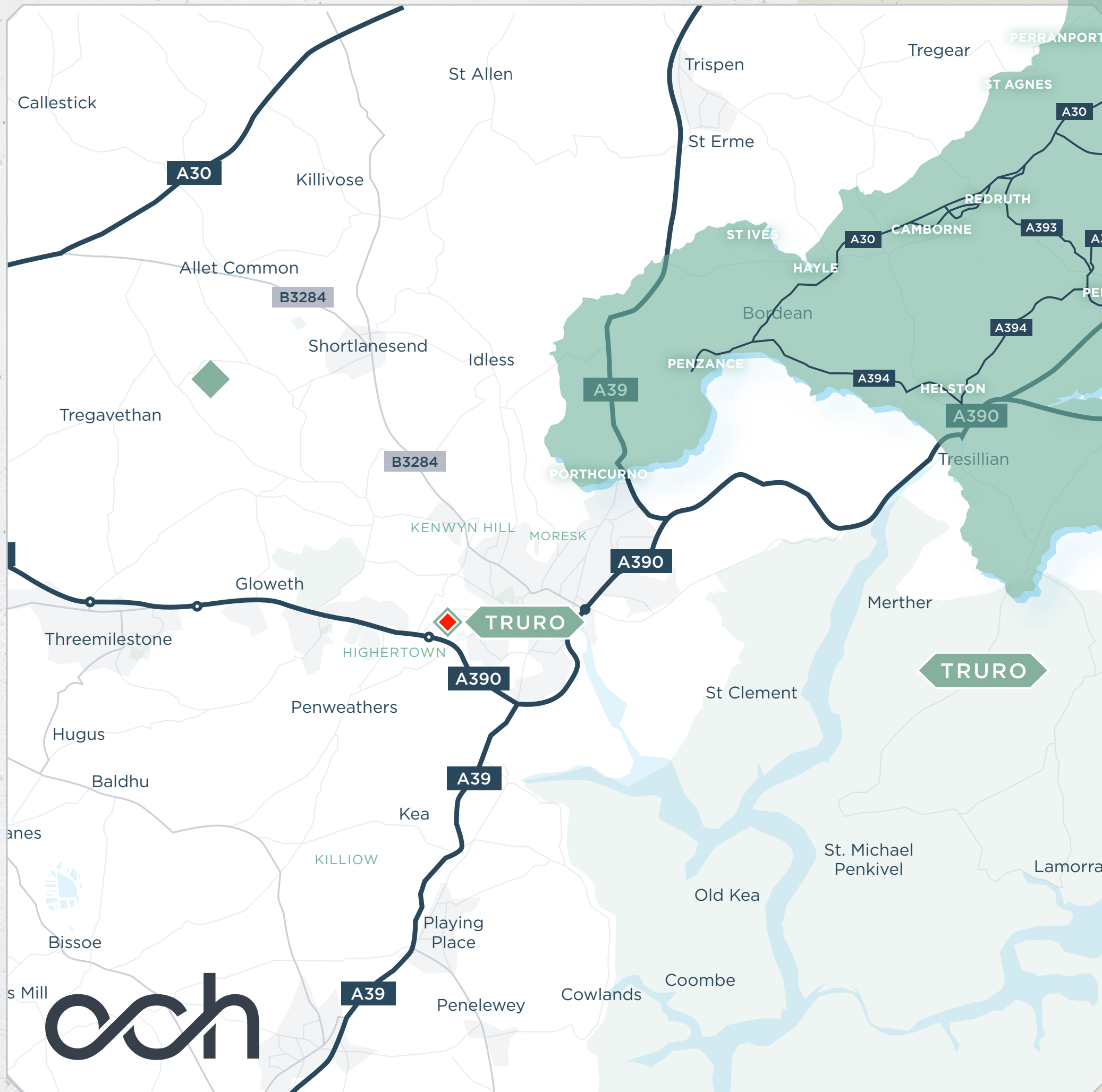
Station Road

Avondale Road

 Truro Station



ech



LOCATION

The City of Truro is situated in mid Cornwall approximately 55 miles west of Plymouth. Truro benefits from a railway station (Penzance to Paddington mainline) and is 20 miles from Newquay Airport offering a range of domestic UK and European flight destinations. The A30 lies 8 miles to the north and provides dual carriageway access to the M5 at Exeter 90 miles distant.

Truro is the principal retail and business centre in Cornwall and offers a wide range of retail, business, leisure and education amenities together with employment opportunities. The city has a population of approximately 21,000 and a significantly wider catchment.

The property is situated 0.7 miles to the west of Truro city centre in close proximity of Sainsbury's, County Hall, Truro Railway Station and a new build apartment development.

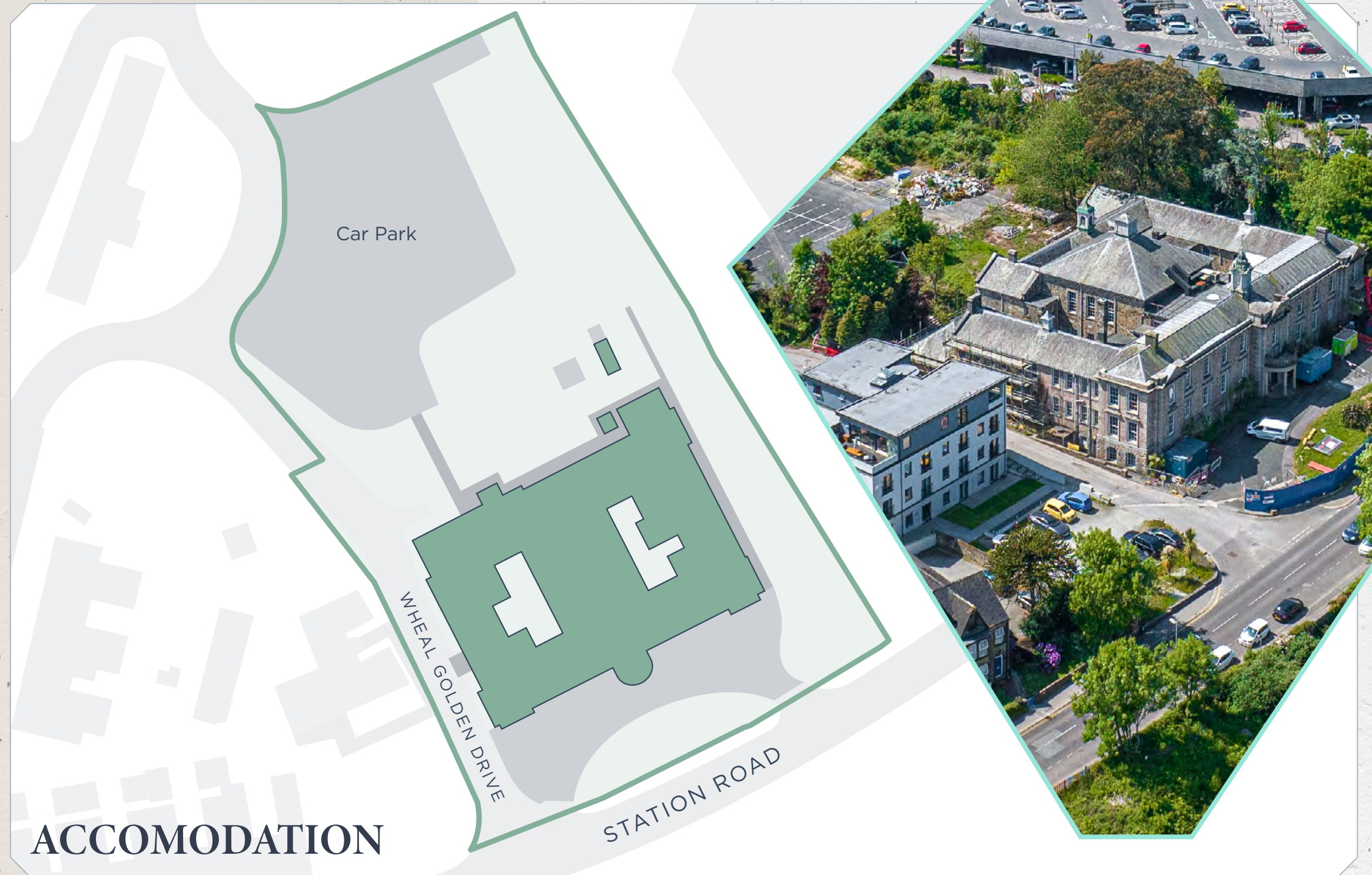
Both the north and south coast of Cornwall are under 11 miles distant offering a wide range of beaches, surfing, sailing and other amenities.

DESCRIPTION

The property comprises a substantial detached listed period building arranged on ground and first floors plus a small basement built 1910 – 1912 as local government offices to include a Council Chamber. There are 2 separate internal courtyard areas. There is additional land at the rear which has been used for car parking and offers significant development potential.

Overall the site slopes down from South to North and has the benefit of views over the surrounding town and countryside beyond to the north/north-east.

Internally the Old County Hall building retains various period features to include an open stairwell with heavy turned balusters, vaulted ceilings to corridors and parquet floors in part. Externally the stonework has been cleaned and some works have recently been taken. The property presents as a conversion and development opportunity.



ACCOMMODATION

DESCRIPTION	FT ²	M ²
Lower Ground	2,051	190.5
Ground	15,214	1413.4
First	13,686	1271.5
TOTAL	30,951	2,875.4

Note - Gross internal floor areas as provided within the Design and Access statement prepared by Poynton Bradbury Winter Cole Architects.

SERVICES

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the capacity, state and condition of such items.

PLANNING

- We are advised of the following:
- Planning and Listed Building consents (PA13/00420 and PA13/00421) for conversion of the Old County Hall to a 43 bedroom hotel, construction of a new building to the rear of Old County Hall to provide 23 Apart-hotel suites to provide additional guest accommodation. These consents also include demolition of the Kennal Building and two single storey outbuildings to provide enabling development in the form of 12 open market flats to be sold separately from the hotel and conversion of the Coach House to two open market dwellings on land which is in separate ownership. We are advised these consents are extant.
- Planning and Listed Building consents (PA21/11890 and PA 21/12000) for conversion of the Old County Hall to provide 34 residential apartments and erection of new building to provide 45 residential apartments together with car parking, foul and surface water drainage and landscaping. Decisions are currently pending.
- The Old County Hall Building is Grade II Listed.
- A planning history note is included within the Data Room (note reliance on this document is restricted to the vendors only).

Prospective purchasers should make their own enquiries to the Planning Department of Cornwall Council. Tel: 0300 1234 151 or email planning@cornwall.gov.uk

BUSINESS RATES

DESCRIPTION	RATEABLE VALUE
Old County Hall Building	£188,000
Car Park	£6,700

Interested parties should make their own enquiries to Cornwall Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk



ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) has been commissioned. A copy of the full certificate will be available within the Data Room as soon as published.

TENURE

The car park is currently operated by NCP Commercial Services Ltd by way of two separate 'Surface UT Management Agreements' which run until 05 January 2024 with a combined fee payable of £18,000 per annum. We are advised the vendors will need to seek permission from NCP to assign these agreements on the sale of the property. Copies of the agreements are available within the data room.

PURCHASE PRICE

The property is offered for sale on an unconditional basis at £3,000,000 exclusive of VAT (if applicable).

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. Clarification is being sought by the vendor from HMRC. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

DATA ROOM

Additional documentation to include a Planning History Summary, copies of planning consents/associated plans and other supporting documentation is available via Sharefile to seriously interested applicants. Contact Alder King for further information and access.

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OLD COUNTY HALL



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Note – Given recent works undertaken the property is classed as a 'construction site'. Accordingly, all applicants should wear appropriate Personal Protection Equipment to include a high viz vest/jacket, steel toe cap footwear and a hard hat.

DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. June 2023