



# FALMOUTH SCHOOL OF ART

SBC  
PROPERTY

# FALMOUTH SCHOOL OF ART ARWENACK AVENUE FALMOUTH CORNWALL TR11 3JJ

- Ideally located to the National Maritime Museum, marina and town centre with the benefit of car parking
- Suitable as a family home or with potential rental income, having obtained planning consent for two residential properties
- Flexible layout would suit live/work space
- First floor views to the harbour, and on site car parking for 4 vehicles
- Planning consent granted provides for the creation of a 3 bedroom accommodation with open plan living/kitchen on the ground floor and 3 bedrooms with harbour views on first floor
- The adjoining single storey building is proposed as a 1 bedroom flat ideal for dependents, for guests or as a let, but could also work as studio space or for a variety of business uses
- Arts and crafts style property synonymous with the Falmouth Art School opened in 1902
- An important and memorable architectural feature in the town

**GUIDE PRICE £500,000**



## LOCATION

The property is situated in the popular coastal town of Falmouth, occupying a central position, a short distance from the town centre. The property is situated on Arwenack Avenue, which lies only a short distance from the main Falmouth College of Arts, Woodlane Campus. Falmouth Town Centre offers a fine array of local, regional and national retailers catering for the resident, tourism and student sectors.

## PLANNING

The property has been part of the Art School Movement for over a century and is now utilised as offices. The configuration of the property would lend itself to a variety of Arts and Crafts, office and health orientated uses.

Planning consent has been obtained from Cornwall Council – PA25/00025 | Dated 26 February 2025 – Change of use from existing office space to two residential dwellings | The Former School Of Art Arwenack Avenue Falmouth Cornwall TR11 3JW

## CAR PARKING/EXTERNAL

On site parking for four vehicles. In addition there is a small enclosed area suitable for bike/open storage.

## EPC

EPC Rating : E

Certificate number : 9090-9938-0318-0950-3054

Valid until : 1 November 2028

## VAT

To be confirmed.

## DESCRIPTION

A fantastic opportunity awaits to own a renowned Art School dating back to 1902 synonymous with the Art School Movement within Falmouth.

The foundation stone for the Falmouth School of Art was laid in 1901, and the building was opened in 1902 by Sir William Preece. It is an arts and crafts building of considerable architectural merit, with a commanding presence, and retaining most of its original external design.

The Art School now stands proud as part of the fine setting of the Avenue, which was the former carriage drive from the town centre to Arwenack Avenue. The building forms an important and memorable architectural feature in the town.

The building retains most of its original external features and details. It is a two-storey structure with a single-storey annexe; its principal elevation faces east. The main façade has three bays with gable roofs, and a shallow brick arched porch with the name over the entrance. The single-storey annexe has two bays, one with a gable.

The substantial property amounting to c 181 sq m with fantastic harbour views from the first floor offers flexible accommodation suitable for private residential ownership, live/work opportunities, family dependents or potential income producing given the layout of the property. Planning consent has been obtained to convert the property into two distinct living areas including a 3 bedroom house and self contained one bedroom annex taking advantage of the site. The benefit of on-site car parking for 4 vehicles and within walking distance of the Harbour, National Maritime Centre, Discovery Quay and the town centre cannot be understated.

## PRICE

£500,000.

# ACCOMMODATION (Areas are approximate)

## Ground Floor

|                       |   |            |             |
|-----------------------|---|------------|-------------|
| Main studio/office    | - | 53.94 sq m | (581 sq ft) |
| Preparation/dark room | - | 20.67 sq m | (224 sq ft) |
| Studio/office 2       | - | 24.91 sq m | (268 sq ft) |
| Store                 | - | 5.14 sq m  | (55 sq ft)  |
| Male toilets          |   |            |             |
| Half Landing          |   |            |             |
| Ladies toilets        |   |            |             |

## First Floor

|                    |   |            |             |
|--------------------|---|------------|-------------|
| Main studio/office | - | 22.43 sq m | (241 sq ft) |
| Office 2           | - | 10.00 sq m | (108 sq ft) |
| Office 3           | - | 21.83 sq m | (235 sq ft) |

**Net internal area** - **180.97 sq m (1,948 sq ft)**

## BUSINESS RATES

Prospective purchasers should make their own enquiries with Cornwall Council to confirm the rateable value and rates payable to include any small business rate relief or discounts which we believe will be nil rates payable for qualifying occupiers.

## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

SBC Property  
Daniell House, Falmouth Road  
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**EMAIL : Carl@sbcproperty.com**

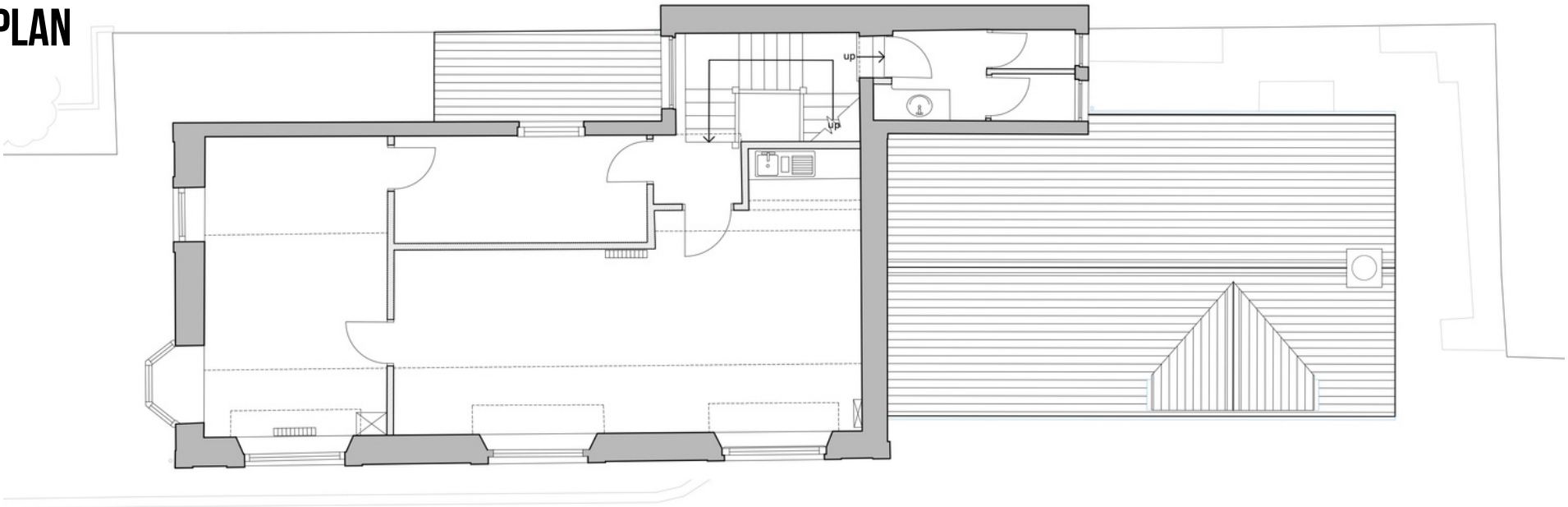


**FAO : Francesca Williams**  
**TEL : 07955 272205**  
**EMAIL : Francesca@sbcproperty.com**

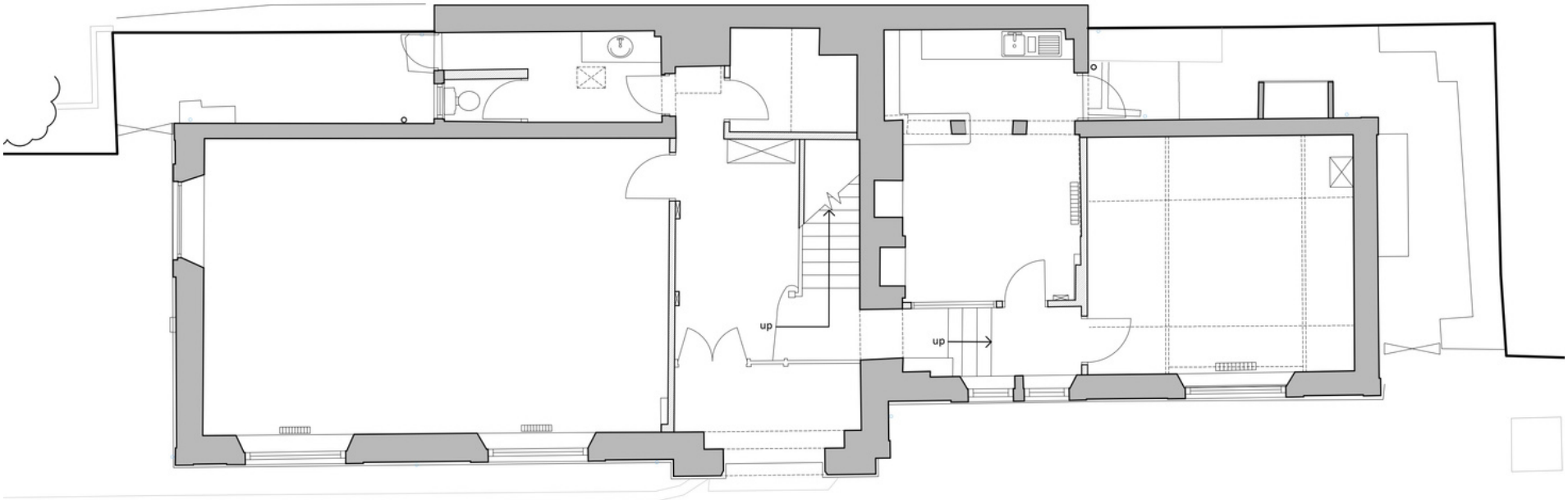




FLOOPLAN

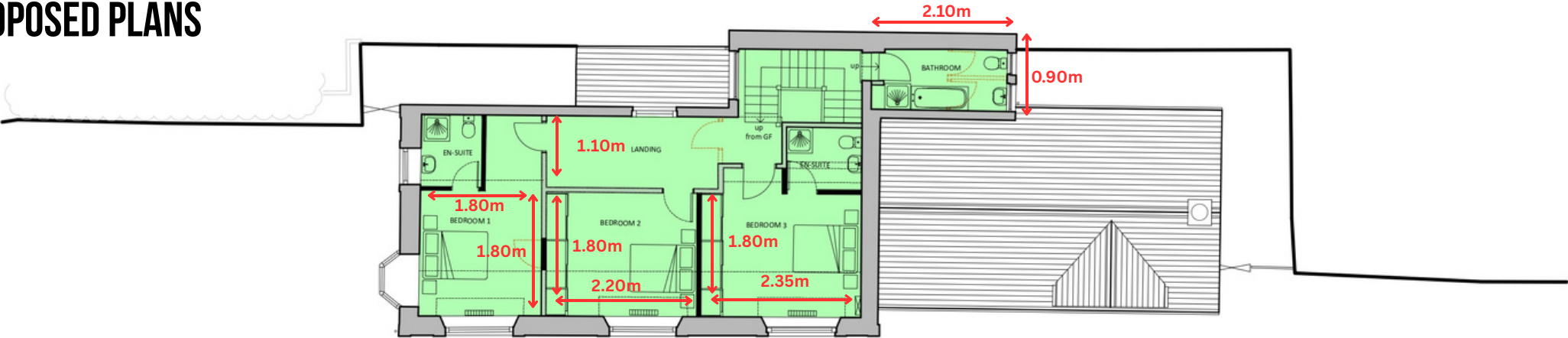


FIRST FLOOR PLAN

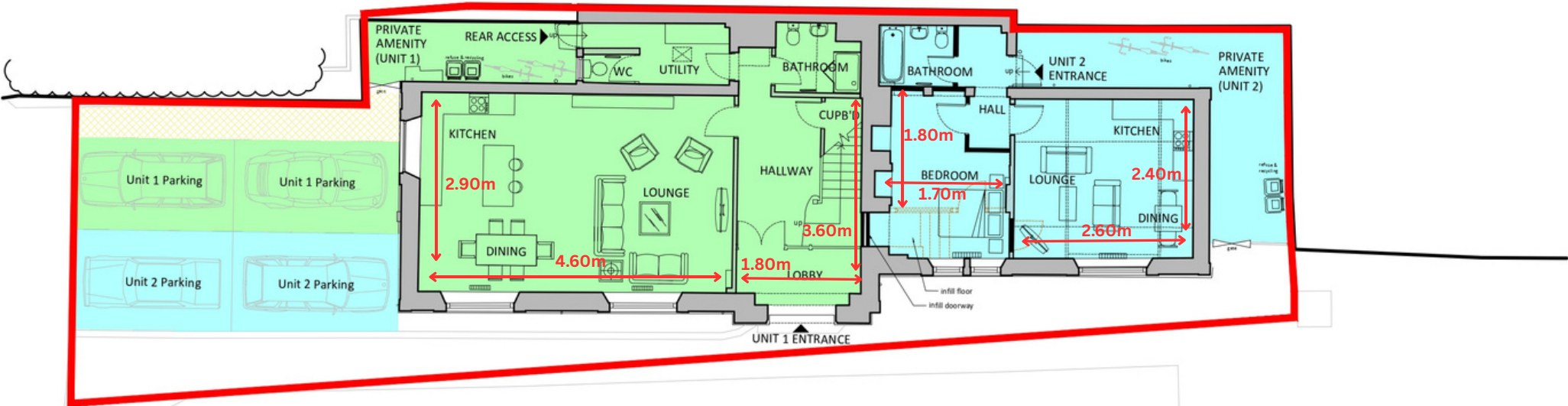


GROUND FLOOR PLAN

PROPOSED PLANS



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SCHOOL OF ART

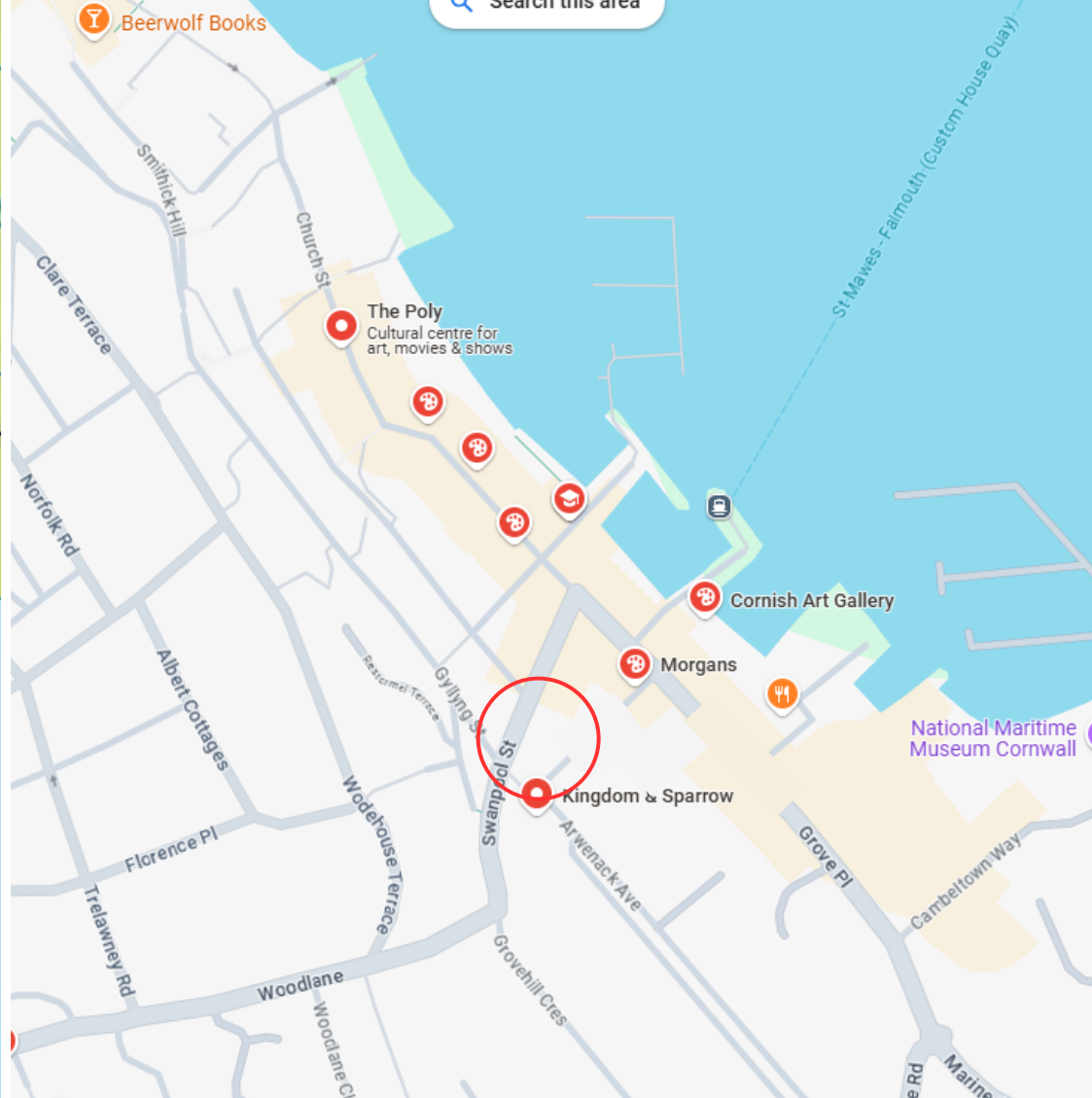
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Falmouth's Nearby Harbour



## CHARTERED SURVEYORS

### COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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## ANTI-MONEY LAUNDERING REGULATIONS

It is a legal requirement that we receive verified identification from all buyers before a sale can be formally instructed. Your cooperation on this matter is much appreciated to ensure there is no unnecessary delay in conducting a sale. We will inform you of the process once your offer has been accepted.

*SBC Property is the trading name of Scott BurrIDGE Commercial LLP for themselves and for the vendors of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott BurrIDGE Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott BurrIDGE Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the sale.*

## PROOF OF FUNDING

Prior to agreeing a sale, our clients may require us to obtain a proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays and will inform you of what we require prior to agreeing a sale.