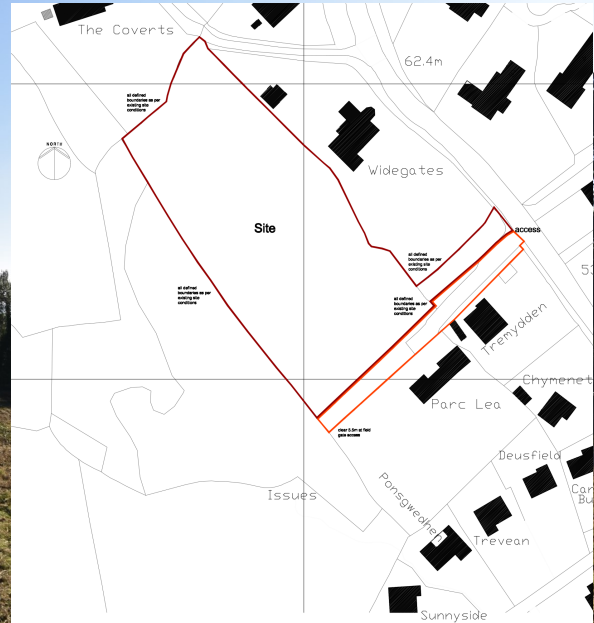




North Corner, Coverack



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

RESIDENTIAL DEVELOPMENT LAND - BUILDING PLOTS AT NORTH CORNER AND PENWARTHA, COVERACK, TR12 6TJ

- Residential development land - freehold for sale at £3 million
- Two separate parcels of residential development land - 1.55 acres with 4 plots at North Corner, Coverack and 2.05 acres with 12 plots at Penwartha, Coverack
- **North Corner** - approval of reserved matters application PA20/10854 for appearance, landscaping, layout and scale on 19 February 2021 following outline approval PA18/08152
- **Penwartha** - application for approval of all reserved matters has been submitted PA19/10811 following outline approval PA15/00889 - subject to S.106
- Plots situated in the fishing village of Coverack on the eastern side of the Lizard Peninsula
- Coverack is home to a range of local businesses, hotels and water sports facilities
- 12 miles from Helston, 25 miles from Truro and 44 miles from Newquay Airport

Viewing by prior appointment with:
Tim Smart

e: timsmart@scp.uk.com

t: 01872 300 401 / 07778 577 487



scp.uk.com

Location

Coverack is a picturesque coastal village and fishing port in Cornwall, UK. It lies in the parish of St Keverne, on the east side of the Lizard peninsula approximately 9 miles south of Falmouth. Coverack has several hotels and a youth hostel. The area is a centre for water sports, particularly wind surfing, sailing and diving. Home to a stunning beach, beautiful harbour and many local businesses, Coverack has lots to offer local residents. Coverack is approximately 12 miles from Helston, 25 miles from Truro and 44 miles from Newquay Airport.



Planning

North Corner:

On 22 November 2018 the land was granted outline planning permission PA18/08152 for development of up to 4 detached dwellings. On 19 February 2021 reserved matters were approved (PA20/10854) for appearance, landscaping, layout and scale following outline approval PA18/08152.

Penwartha:

On 2 March 2017 the land was granted outline planning permission PA15/00889 for the erection of 4 affordable dwellings and 8 open market dwellings. On 11 December 2019 application for approval of all reserved matters has been submitted (PA19/10811) following outline approval PA15/00889 - awaiting decision. Land subject to a Section 106 Agreement.

Tenure

Freehold for sale at £3,000,000.

Description

Two separate parcels of residential development land.

North Corner:

1.55 acres (0.63 hectares). There is potential for coastal views from upper floors when constructed.

Penwartha:

2.05 acres (0.83 hectares). Potential to accommodate more than 12 dwellings subject to planning approval (see planning section).



Cornwall Office:

Trenoweth, Troubridge Road
Helston, Cornwall, TR13 8DQ



Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase price. We recommend that the prospective purchaser establishes the VAT implications before entering into any agreement.

Legal Costs

Each party to bear their own legal costs incurred in the transaction. However, if the purchaser aborts the transaction for any reason then they will be responsible for the seller's legal costs.

Services

We understand that mains electricity, water and drainage are available nearby to the land. However, these services have not been tested by the agents. Interested parties should make their own enquires.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

Rateable Value

The rateable value is not applicable in this instance. However, interested parties should make their own enquiries of the local authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall TR1 1EB. Tel: 01872 224397, e-mail: revenues@cornwall.gov.uk or enquiries can be made on-line at the VOA website: www.voa.gov.uk.



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North Corner, Coverack Site



North Corner, Coverack Site (showing sea views)

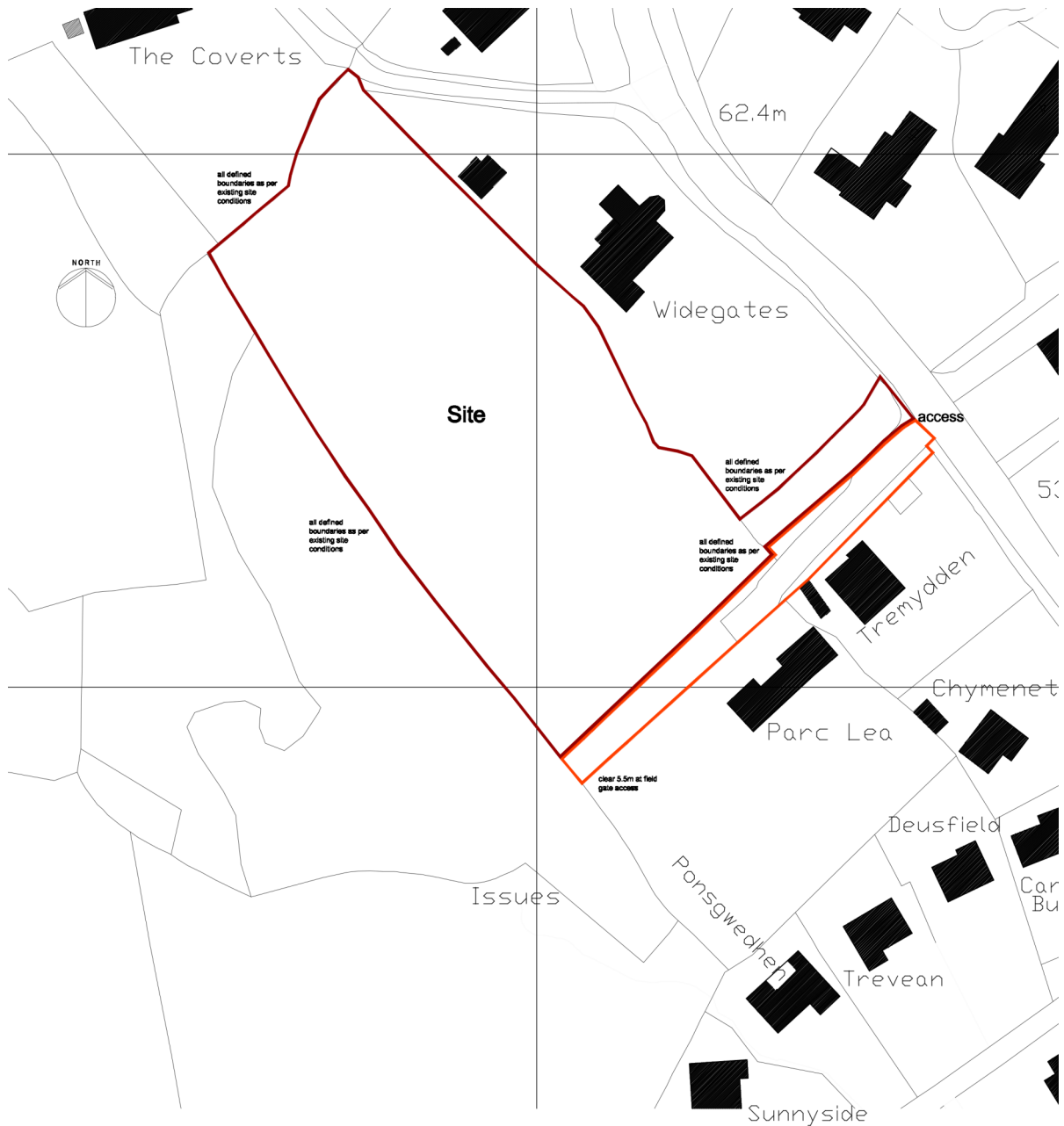


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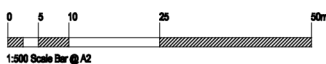
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North Corner, Coverack



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Site Location Plan 1:500
Plan - 01



All drawings are subject to distortion and may lead to misrepresentation of scale



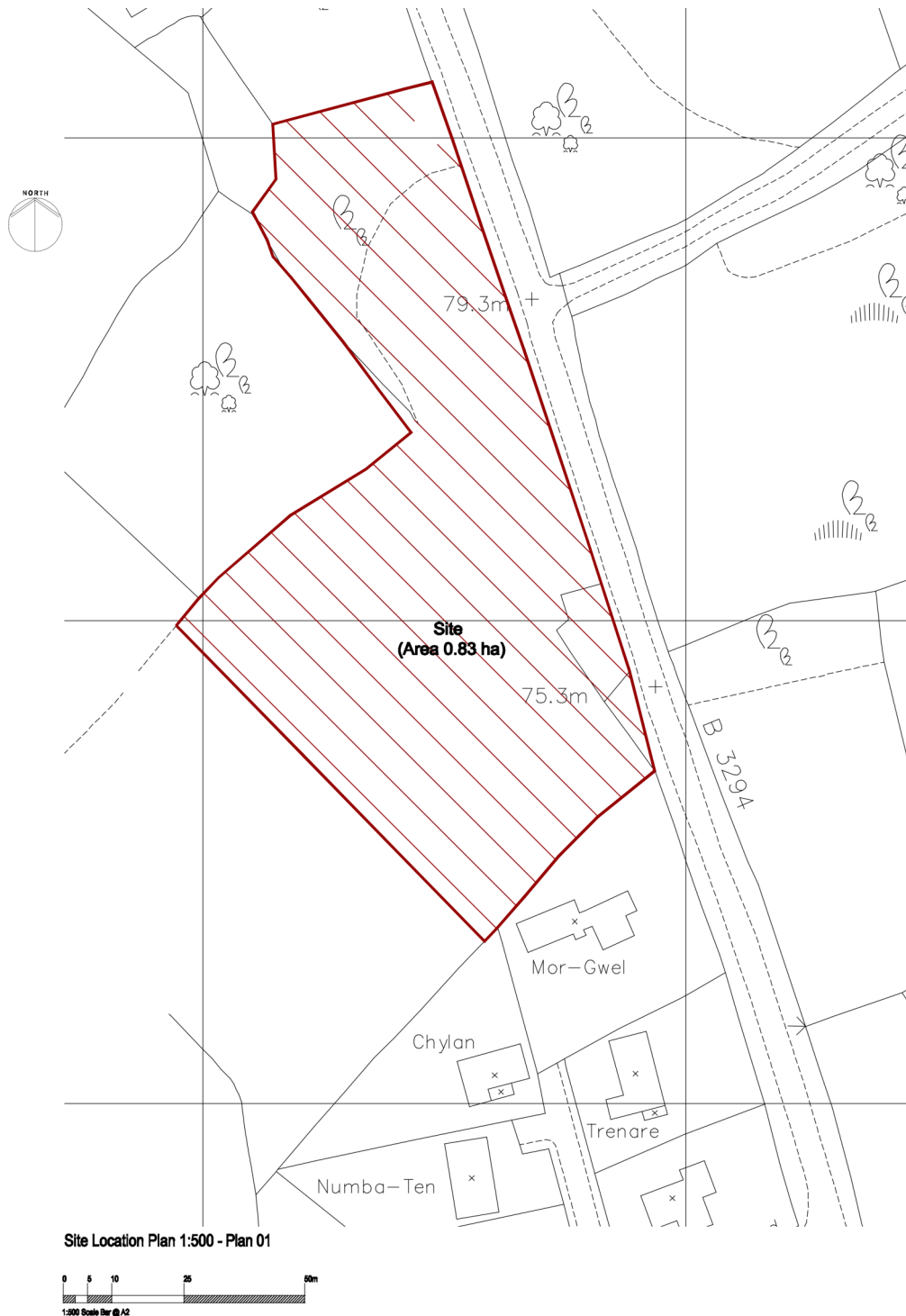
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Penwartha, Coverack



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Map of Cornwall highlighting the locations of Helston and Coverack with red arrows



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