



For Sale

Land at Gwallon Keas, Holmbush Road, St Austell, PL25 3GA

Commercial Land available within the residential site at Gwallon Keas

Planning consent granted for 200 sq m / 2,152.80 sq ft of office use

Allocated parking spaces

Alternative uses maybe considered STP

Offers Invited

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

gavins@sccplymouth.co.uk

chrisryland@sccplymouth.co.uk



Location & Description

St Austell is situated in mid Cornwall, some 14 miles to the east of the City of Truro. The main access to the town is by the A390. St Austell town centre has undergone a multi-million pound regeneration project and boasts new shops, cafes, cinema and other facilities. St Austell lies in close proximity to the south coast with its beaches and harbours such as Charlestown, Mevagissey and Fowey, and attractions such as Heligan Gardens, Eden Project, and Carlyon Bay Golf Club. The town of St Austell benefits from good transport links, with Newquay airport 18 miles to the north west and a mainline railway station on the London Paddington to Penzance line situated within the town.

Description

We offer this parcel of land located adjacent to the A390 on the outskirts of St Austell within the boundary of the Devonshire Homes residential development. The site is majority residential properties although this parcel of land has planning consent for 200m² / 2152 sqft of commercial office space to be constructed as indicated in the plan within this brochure. Our clients are not looking to develop this area and are looking to dispose of the land to either a developer or individual owner occupier.

Tenure

We offer for sale the site as described and our clients are seeking offers to be made.

Rateable Value

We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

Ref: 13992 (June 2022)



Plymouth Office

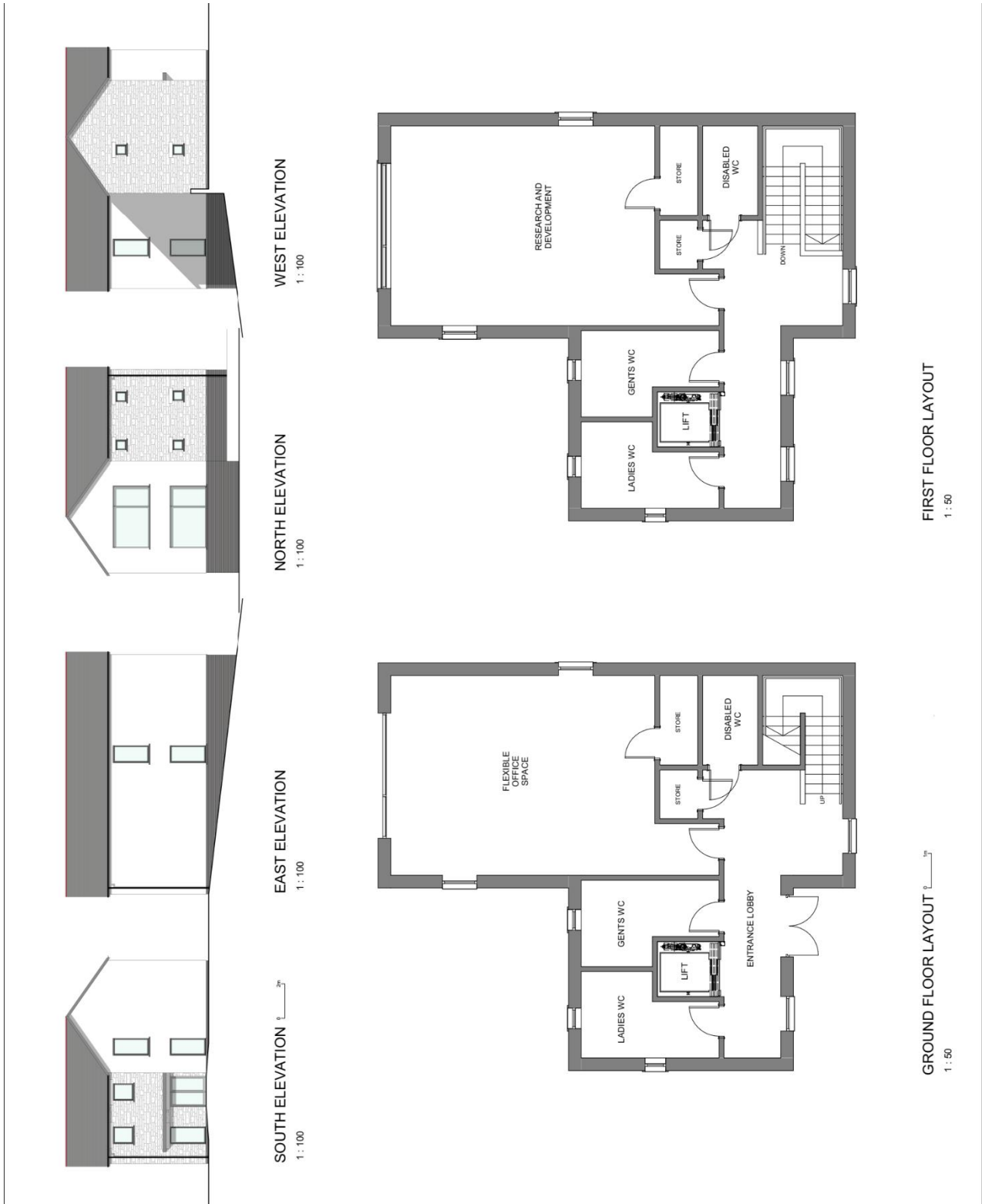
Farrer Court, 75 North Hill, Plymouth PL4 8HB

Tel: 01752 670700

Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



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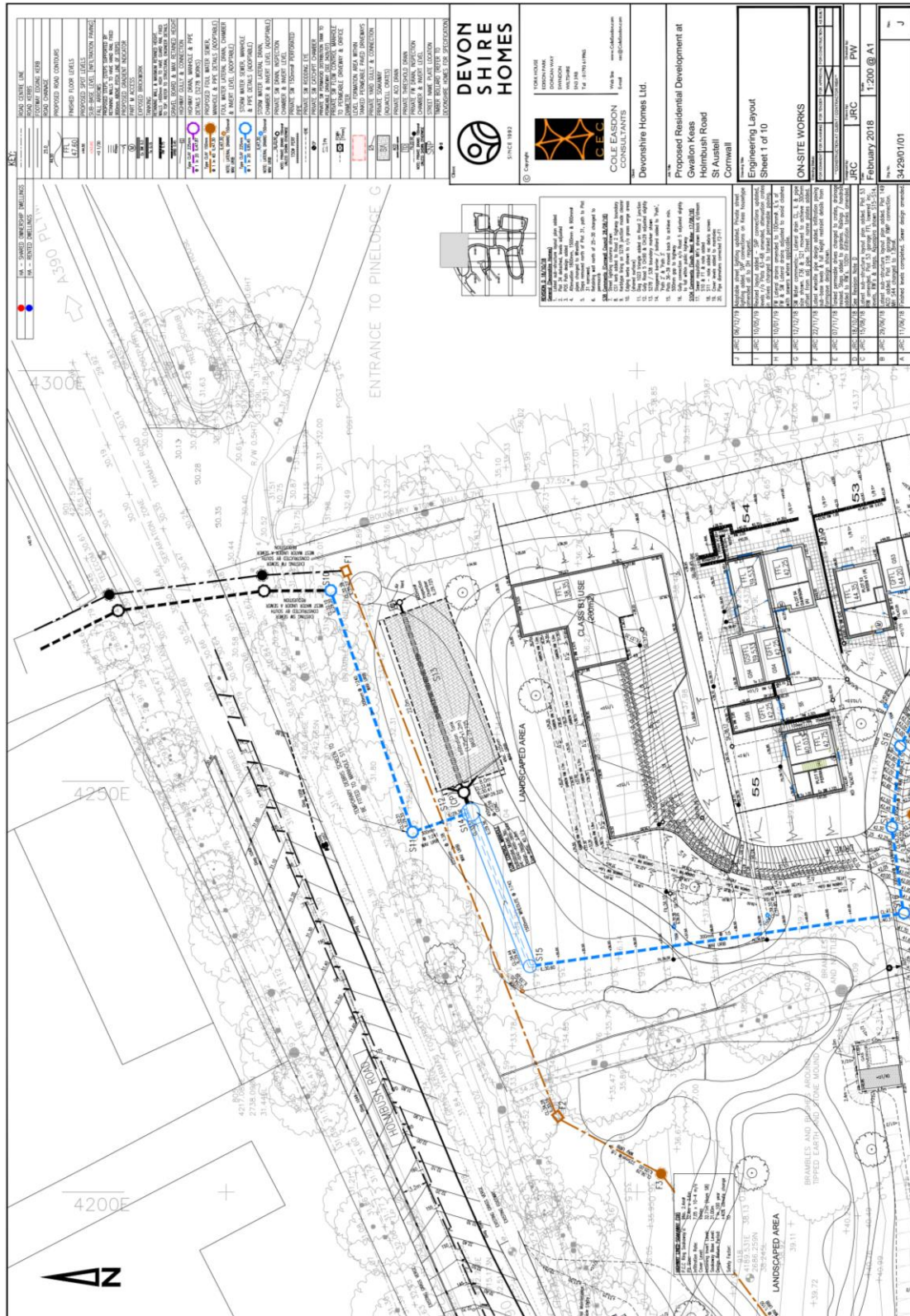
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