



FOR SALE

DEVELOPMENT LAND Trevol Business Park, Trevol road, Torpoint, Cornwall PL11 2TB

Summary

0.17 Hectares 0.43 Acres

- Established Business Park
- Good accessibility to Plymouth & SE Cornwall
- Existing Planning Consent for 4 units
- All Mains services available in Estate
- For sale as a whole

**William
Lean** Commercial
Property and
Development
Consultants

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Mount Wise House, 1 Discovery Road
Plymouth, PL1 4QU

Location

Trevol Buisness Park is a well established industrial estate situated on the north-west side of Torpoint in South East Cornwall. The Estate lies immediately opposite HMS Raleigh, the Royal Navy's main cadet training establishment.

The Business Park is just over 1.5 miles from the Torpoint Ferry terminal linking to the City of Plymouth and with the A374 links westward into Cornwall and around to Saltash and the A38.

Description

The land is a rectangular shaped site, currently grassed, and bordered on two sides by roads for potential access and is fenced to it's east side. It is situated to the north-west corner of the central part of the Estate.

Planning consent

Planning permission has been granted by Cornwall Council under reference PA17/00935, dated 22nd March 2017, for development of the land by way of business units with ancillary car parking, landscaping and new vehicular access.

The scheme provides two pairs of semi-detached units on the land either side of a central yard / parking area. The units are each approximately 92.9 sq m (1,000 sq ft) Gross internal ground floor area.

Services

Mains Electricity (including 3 phase), Gas, Water and Drainage services are available within the Estate.

Proposal

Offers on £70,000 invited for the land with the benefit of the existing planning consent – which has been actioned and confirmed by the local planning authority.

Service charges

As the roads and pavements on the Trevol Business Park are not adopted as public highway, there will be a quarterly service charge payment towards the costs of management of the Business Park including insurance, road and drainage repairs and maintenance and landscaping.

Legal Costs

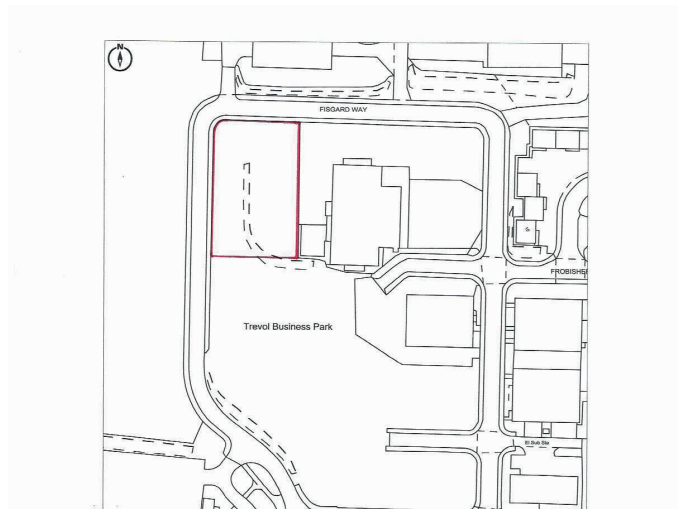
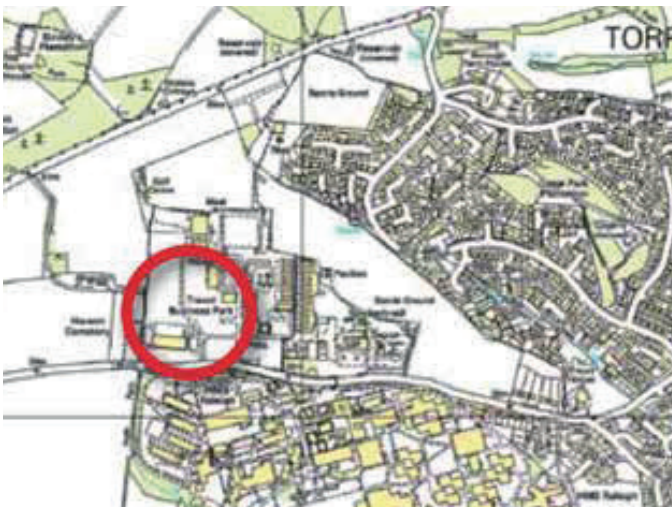
Each side will be responsible for their own legal and professional fees incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be charged.

Money Laundering Regulations

Under the Money Laundering Regulations 2017, the Agents will require any purchaser to provide proof of identity and address prior to completion.



Viewing and Further Information

Strictly through the Sole Agents.

Please contact:



Contact William Lean
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E: info@williamlean.com

Subject to Contract – The particulars are set out as a general outline only for the guidance of intending lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.