

**ZONE 3** 1.2 Ha

**ZONE 2** 2.2 Ha

**ZONE 4** 2.3 Ha

**ZONE 1** 0.6 Ha

**All Enquiries**

POA

Commercial Development Land Tolvaddon  
Business Pk, Pool, Cornwall, TR14 0HX

0.62 ha - 2.3 ha  
1.54 acres – 5.68 acres



# Summary

- Development land with excellent access to the A30. Plots with gross areas from 0.62 ha (1.54 acres) to 2.3 ha (5.68 acres)
- Suitable for B2, B8 and some Class E uses subject to planning permissions as required
- Other occupiers Include LDD (Large Diameter Drilling), DCH Group (Livewest) & Alan Snow Agricultural Engineers

## Location:

These plots are situated on the Tolvaddon Business Park at Pool, giving excellent access to both West Cornwall and the M5 which connects to the A30 at Exeter. Penzance is approximately 15 miles to the west and Bodmin 34 miles east. The Camborne/Pool/Redruth conurbation makes up the largest population centre in the County, exceeding 40,000 residents.

## Description:

Development land forming an extension to existing commercial development on the outskirts of Pool, with excellent access to the A30. Estate roads are in place. The boundary between Zones 2 and 3 is indicative; all areas are given on a gross area basis and subject to survey.

The policy objective of the business park is to maximise the development density of the site to maximise productivity and high skilled employment, with particular interest in businesses that can demonstrate their road map to achieving a step change towards net zero carbon. Exceptions will be considered provided a case can be made that achieves strong growth for the interested business.

There is a preference towards occupiers from the marine sector, however other uses will be considered. General information and advice can also be obtained via the Choose Cornwall website [www.choosecornwall.co.uk](http://www.choosecornwall.co.uk). Contact at Cornwall Council Economic Growth is Matthew Vowels, email [matthew.vowels@cornwall.gov.uk](mailto:matthew.vowels@cornwall.gov.uk).

## Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a gross overall basis including all land within each plot boundary; final site areas will be subject to survey.

Zone	Ha	Acres	
Zone 1	0.62	1.54	POA
Zone 2	2.00	4.94	Sold STC
Zone 3	1.32	3.26	Sold STC
Zone 4	2.30	5.68	POA

## Services:

Mains electricity, water, gas and drainage are in the vicinity of the sites however these services have not been tested by the agents; Interested parties should make their own enquiries.

## Planning:

There are expired B Use Class consents and the land is regarded as eminently suitable for potential B2, B8 and some Class E development.

## Terms:

Available by way of Freehold disposals.

## Legal fees:

Each party is responsible for their own legal fees in relation to any transaction unless otherwise agreed.

## Money laundering:

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

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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