

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



For Sale

**Price guide OIEO
of £1.75m**

Potential development opportunity, Mount
Wise, Newquay, TR7 2BX

0.71 ha
(1.74 acres)



Summary

- Very rare town centre opportunity
- Elevated position overlooking Newquay town centre and the coastline
- Positive position for development subject to planning

Location:

This land is situated in an elevated position overlooking Newquay town centre and with extensive views to the north Cornish coast beyond as well as being within easy reach of the towns' amenities.

Newquay requires little introduction as Cornwall's premier resort town with its exceptional beaches. As well as being a seaside tourist town Newquay is a very popular residential location and has a full range of local amenities.

Description:

The land was historically used as a builder's merchants but is now vacant and offers significant development potential.

There are basic commercial buildings on site that will need to be demolished. There is also a brick and stone built former utilities building which the seller intends dismantling and relocating elsewhere.

Accommodation:

	Hectares	Acre
Site area outlined in red	0.61	1.50
Site area outlined in blue	0.10	0.24
Total	0.71	1.74

The land is in two ownerships but there is an agreement between both parties to sell all the land outlined red and blue.

Please note that there is an electricity substation located within the red line boundary.

Services:

We understand that mains electricity water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.



EPC / MEES:

As the major part of the site is expected to be redeveloped we understand that no EPCs are required.

Planning:

A copy of previous Pre-app responses obtained are available on request from the agents. Interested parties must make their own planning enquiries and satisfy themselves over the development potential of this opportunity.

Terms:

Offers invited for the freehold interest.

An outright sale on a subject to contract basis is preferred but planning conditional terms will also be positively considered.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction unless otherwise agreed as part of the transaction.

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.

Further information and viewings:

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



CONTACT THE AGENT

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