



For Sale

POA

Potential commercial development land, Trevarrian, Newquay, Cornwall
TR8 4AH

1.86 Acres
(0.75 Ha)

Summary

- Potential commercial development land for sale
- Scheme drawn for up for two buildings totalling over 5,000 sq ft
- Layout could be revised if required, subject to planning
- Well located close to popular locations including Watergate Bay, Padstow and Newquay
- A subject to planning sale is anticipated
- Pre-let interest in the new units also may be considered

Location:

Trevarrian lies on the north Cornish coast approximately 4.4 miles from Newquay and 10.5 miles from Padstow. The main A30 trunk road is approximately 5.2 miles and 21 miles from Truro, Cornwall's only city. Newquay Airport is less than 2 miles distant from the site – making connections available with the UK and beyond.

The North Coast requires little introduction as one of Cornwall's most established and popular holiday and surfing venues with Newquay as the main town. Newquay has a resident population of around 24,500 which is growing as a result of extensive residential development which is ongoing.

Description:

Potential commercial development land available on a freehold basis. The land forms part of proposals for the wider redevelopment of this site, the balance intended for residential development – all of which is subject to planning. See red line on attached layout plan.

Plans have been prepared for two buildings on the commercial part of the overall site, one comprising a single unit, the other unit potentially subdivided into a terrace of 5 units.

As drawn the buildings are set within attractive grounds emphasising the rural nature of the location.

Accommodation:

The site shown outlined red on these particulars has an approximate area of 0.75 hectares (1.86 acres). Further plans on request.

Services:

We understand that mains electricity, water and drainage are all available in the vicinity but may require upgrading as part of any redevelopment of the site. Interested parties should make their own enquiries.

EPC / MEES:

Not applicable.

Planning:

Planning permission has been refused – application reference PA22/10549. The site already comprises a substantial commercial building and is regarded as having development potential. A planning Appeal is currently underway.

Terms:

The site is available by way of a freehold sale, subject to planning. Price on application.

Interest from leasehold occupiers for the new buildings will be considered.

Legal fees:

Each party to pay their own legal fees incurred unless agreed otherwise.

Money laundering:

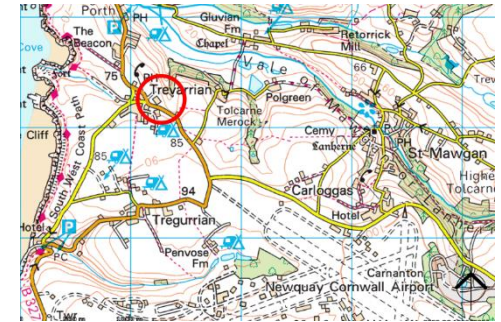
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

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



CONTACT THE AGENT

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