

Vickery Holman
Property Consultants



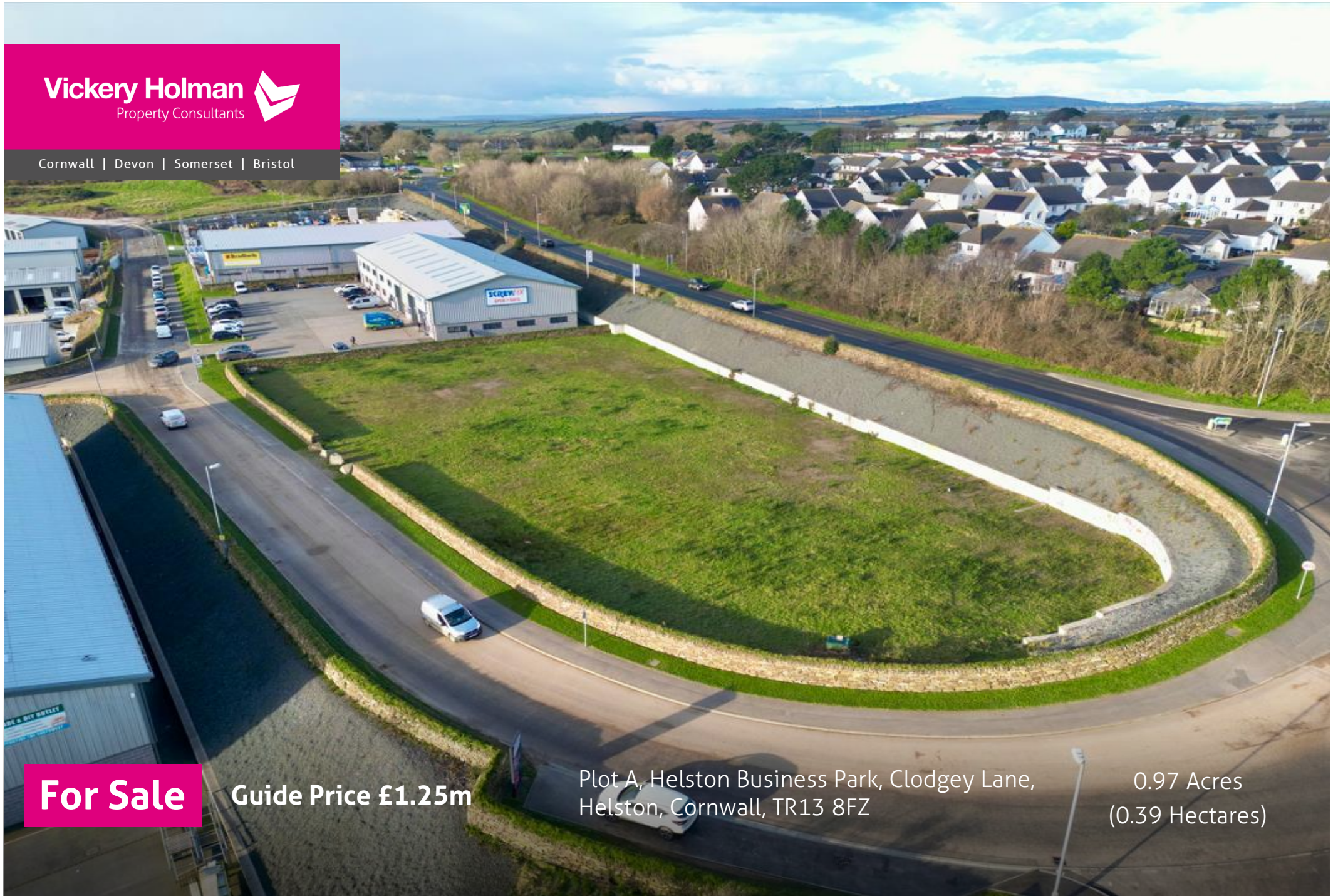
Cornwall | Devon | Somerset | Bristol

For Sale

Guide Price £1.25m

Plot A, Helston Business Park, Clodgy Lane,
Helston, Cornwall, TR13 8FZ

0.97 Acres
(0.39 Hectares)



Summary

- Cleared level plot for development
- At entrance to busy Estate
- Opposite Premier Inn
- Wide range of trade occupiers nearby
- Easy access on the outskirts of Helston
- Freehold for sale

Location:

The land is accessible with an estate road in situ and is readily found off the Helston by-pass adjacent to The May Tree Premier Inn.

Helston is a popular and growing historic market town in close proximity to the south coast. The town has a resident population in the region of 11,500 and significant levels of new residential development ongoing. In addition, Helston serves a wide catchment area including the Lizard Peninsula and the Royal Naval Air Station at Culdrose.

Description:

Plot A is at the entrance to the Helston Business Park which is home to a wide number of trade counter and other business occupiers.

The site is level and has dropped kerb access to the main estate road.

Accommodation:

	ha	acres
Total	0.39	0.97

Service charge:

We understand that there is a service charge in place for the upkeep of the estate and landscaping. Details on request.

Services:

It is understood that mains electricity, water and drainage are in the vicinity. Interested parties should make their own enquiries to ensure capacity for their use.

EPC / MEES:

Not applicable.

Planning:

The land has a history of commercial planning consent on the estate including permission for the development of the business park for B1/B2/B8 uses granted in July 2005.

Any new development on Plot A will require a planning application for the intended use and interested parties should make their own enquiries of the Local Planning Authority.

Business rates:

Not applicable.

Terms:

The land is available to purchase - guide price £1.25m offers invited either outright or subject to planning.

Legal fees:

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

Money laundering:

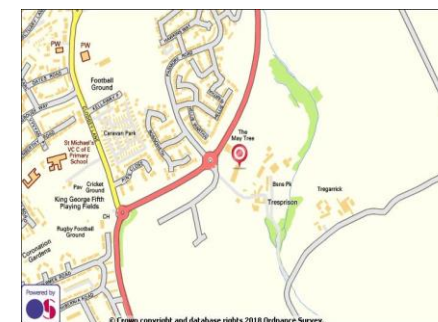
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

VAT is applicable to the purchase price.

Further information and viewings:

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



CONTACT THE AGENT

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