

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



For Sale

Freehold offers invited

Land at Dolcoath Avenue, Camborne, Cornwall
TR14 8SX

1.1 acres
(0.45 hectares)

Summary

- Available due to Cornwall Council's review of requirements
- Rare opportunity to acquire mainly cleared potential development site
- Suitable for a variety of uses including residential, subject to planning
- Open to freehold offers
- 1.1 acre site (0.45 hectares)

Location:

Camborne is part of the wider Camborne/Pool/Redruth conurbation.

This property is in a predominantly residential location however there is a Tesco foodstore approximately 0.25 miles distant and other amenities and employment opportunities nearby.

There is an easy road link to the A30 trunk road at Tolvaddon which in turn links with the M5 at Exeter. Camborne is located on the main Great Western railway line, which has daily services to London Paddington.

Description:

The site is situated directly adjacent to the former Dolcoath offices. It comprises an existing surfaced car park and further overflow parking originally used by the adjacent office (which is excluded from the sale).

The site also includes a 2 bedroom 1980's bungalow, with garage, garden and off street parking.

Development Potential:

The site would be well suited to a variety of uses including residential development, subject to planning.

Services:

We understand that mains electricity, gas, water and drainage are all connected in the vicinity of the property however these services have not been tested by the agents.

EPC / MEES:

Bungalow – D (56).

Business rates:

Not applicable.

Terms:

Freehold offers are invited on a conditional or unconditional basis. Each proposal will be considered on its own merits.

Legal fees:

Each party to be responsible for their own legal fees in relation to this 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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Car Park Area, Dolcoath Offices, Camborne - 02/04/2024

Scale 1:1,250 Paper Size: A4



