



For Sale

OIRO **£750,000**

Land off Alexandra Road, Penzance TR18 4LY

0.30 Hectares
(0.737 Acres)

Summary

- Potential development site
- Previously benefited from residential planning permission as part of a wider development
- Close to Penzance seafront promenade
- BEST AND FINAL OFFERS by 5pm Thursday 11th July 2024
- Subject to planning offers will be considered

Location:

This site is situated off Alexandra Road, close to the seafront in the popular town of Penzance.

Penzance has easy access onto the road network via the main A30 trunk road that runs adjacent to the town and connects at Exeter to the M5. There is a main line railway station located at the bottom of Market Jew Street which runs direct services through to London Paddington on a daily basis.

Penzance is well known as the retail and administrative capital for the most western part of Cornwall. It is also a very popular tourist destination being located on Mounts Bay and the gateway town for ferry and helicopter services to the Isles of Scilly.

Description:

Land now surplus following the development of a neighbouring Lidl foodstore. The site is irregular in shape and largely level. It neighbours residential development to most boundaries with the foodstore to the western boundary.

Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a net internal basis.

	Ha	Acres
Total	0.30	0.737

Services:

We understand that mains electricity, water and drainage are in the vicinity of the site however these services have not been tested by the agents. Interested parties should make their own enquiries with regard to the availability of mains connections.

Planning:

The site previously benefited from residential planning permission as part of a wider site under planning consent reference number W1/09-1252 which can be accessed by searching on the Cornwall Council website.

The site is identified as within a flood zone 3 area so the design of a development will need to accommodate this.

Terms:

BEST AND FINAL OFFERS ARE INVITED no later than 5pm Thursday 11th July 2024.

Guide price £750,000.

Subject to planning offers will be considered subject to developer track record and nature of the proposals envisaged. Unconditional offers will also be welcome.

A second parcel of land nearby is also for sale on behalf of the same client at Western Promenade, Penzance. Interested parties are encouraged to make proposals that cover both opportunities.

Legal fees:

Each party will be responsible for their own legal fees incurred 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

Alan Treloar

Tel: **07841 150714**

Email: atreloar@vickeryholman.com

Truro Office

Walsingham House, Newham Road,

