



For Sale

Carnyorth Outdoor Education Centre, Carnyorth Terrace, St. Just,
Penzance, Cornwall TR19 7QE

235.40 sq m
(2,534 sq ft)

Summary

- Former outdoor activity centre in adapted Victorian school building
- Suitable for outdoor education or community uses
- Attractive West Penwith location with far reaching coastal and countryside views
- Accommodation includes main indoor hall, two dormitories, leader's bedrooms, kitchen and welfare facilities
- Inventory of equipment available by separate negotiation

Location:

St Just is Cornwall's westernmost town lying 8 miles west of Penzance along the A3071. It has a range of local shopping and other amenities including a secondary school. This property lies less than 2 miles north from the centre of St Just on the B3306, the coastal route from St Ives approximately 11 miles northwest. This part of Cornwall is well known for its breath-taking scenery and scope for outdoor activities.

Description:

A traditional stone built detached school building displaying a date of 1892. In more recent years it has been used as a young person's Outdoor Activity Centre and the internal accommodation utilised as activity rooms, dormitories and leaders' bedrooms, kitchen, dining area and male and female showers and wc's. There are buildings used for storage in the grounds.

Accommodation:

The main building has been measured for guidance purposes with net internal floor areas:

Area	sq m	sq ft
Office	6.82	73
Hallway etc	-	-
WC's and showers (overall)	37.63	394
Bedroom	26.90	289
Bedroom	10.49	113
Bedroom	10.49	113
Main Hall	75.76	815
Bedroom	30.22	325
Dining area	30.93	333
Kitchen	13.98	151
Total Area	235.40	2,534

In addition to the main building there are outbuildings used for storage purposes.

Services:

We understand that mains electricity and water are connected. Private drainage and LPG heating. These services have not been tested by the agents. There are photovoltaic slates on part of the roof providing some solar electricity generation. Interested parties should make their own enquiries.

EPC / MEES:

Display Energy Certificate
Outdoor Education Centre B (29)

Opportunity:

It is the Council's preference for continued Outdoor Education use, however other community uses may be considered.

The centre has been operating as an outdoor activity and education centre offering a broad range of land and water-based courses on a day basis or with packages for residential breaks. School breaks are promoted from March to the end of July, following which independent groups use the site during the school holidays. An inventory is available on request. Bookings have been taken until 31st July at which point the current service will cease.

Terms:

The property is for sale freehold. Expressions of Interest have been received for the first Phase of the sale process. Phase II documentation has now been sent out to Interested parties and is also attached to the back of these details for completion.

An inventory of equipment is available by separate negotiation.

Please note an overage provision may be placed on the property, applicable on certain changes of use in the future.

Legal Costs:

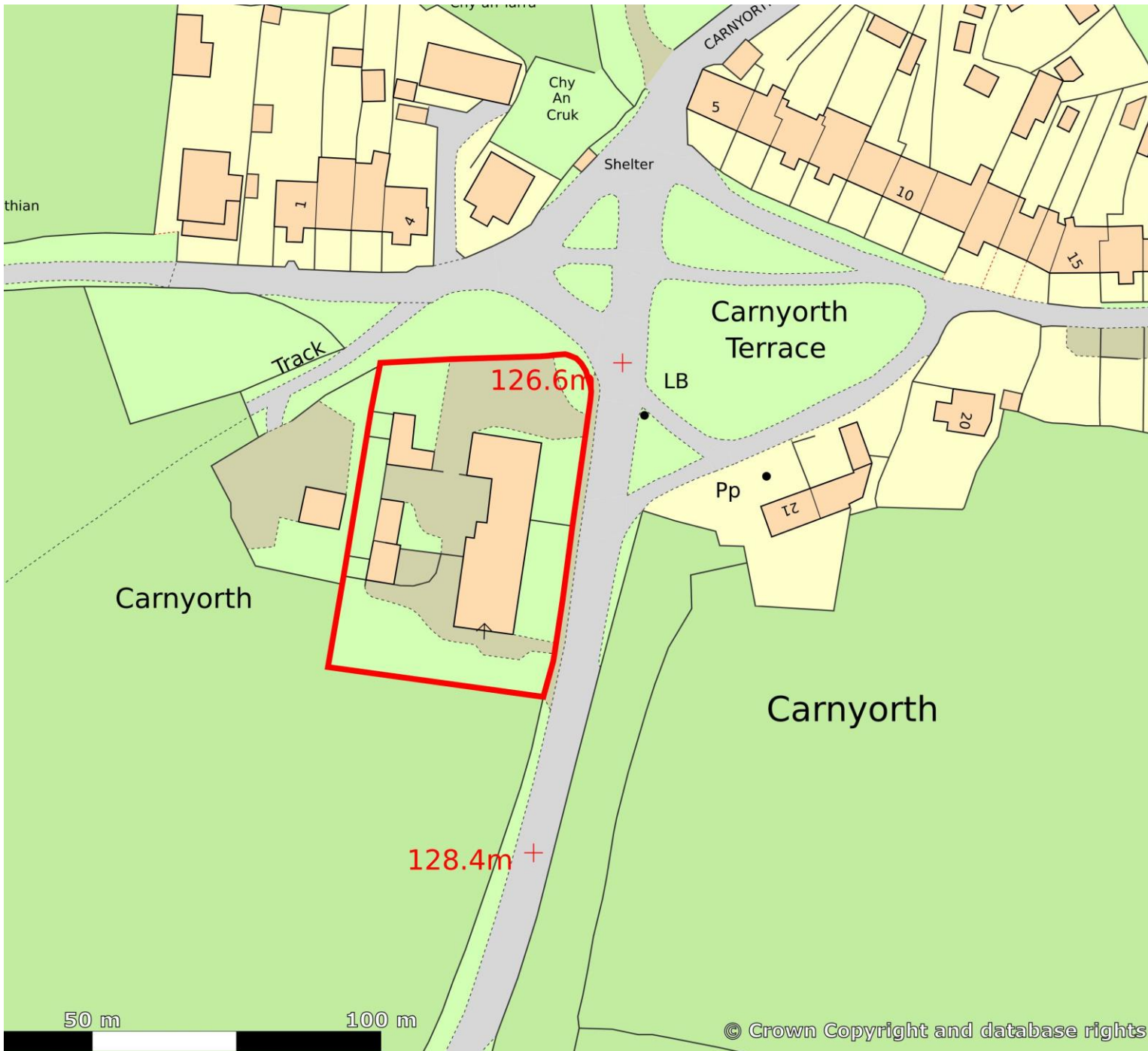
All parties to bear their own legal costs.

VAT:

Prices are quoted exclusive of VAT, where applicable.

Further information and viewings:

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



CONTACT THE AGENTS

Alan Treloar

Tel: **07841 150714**

Email: atreloar@vickeryholman.com

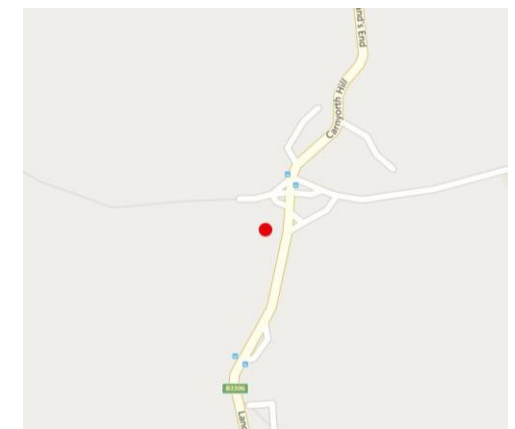
Mike Easton

Tel: **07527 388045**

Email: measton@vickeryholman.com

Truro Office

Walsingham House, Newham Road,
Truro, Cornwall, TR1 2DP







Property Address: -
Carnyorth Outdoor Education Centre, Carnyorth Terrace, St. Just, Penzance,
Cornwall

Ref: 107065
Date: 01/08/2022

Phase II information request form

To be received before 12 noon on Thursday 25th August via email or post, clearly marked:
'Phase II information for Carnyorth Outdoor Education Centre'.

Alan Treloar OR atreloar@vickeryholman.com
Vickery Holman
Walsingham House
Newham Quay
Truro
TR1 2DP

Contact details

Name:
Company Name:
Address:
..... Post code:
Contact number: Email:

Business Case

(Please set out the reasoning for your proposal, you vision, goals and supporting information. Please use the space below and/ or provide any additional information separately as part of your submission).

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Truro Office:
Walsingham House,
Newham Quay, Truro,
Cornwall, TR1 2DP

The South West Specialists | www.vickeryholman.com

Truro Office:
t: 01872 245600

Plymouth Office:
t: 01752 261811

Exeter Office:
t: 01392 203010



Proposed use

(The Council requires evidence that the applicant would not require a change of use for their intended use. Please visit this website and then follow the links. If you are having difficulty obtaining the information please submit an enquiry using [this link](#), the response will need to be included within your response for Phase II).

**Please note - an overage will be placed on the property upon sale resulting in a 90% uplift in value in the event of any residential planning permission being granted

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Type of organisation

(e.g. Ltd company, CIC, Charity, etc)

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Intentions to fund acquisition

(Please give further details on funding, e.g. cash/loan/grant funding. If loan/ funding is required please give timescales of drawdown. If cash, proof of funds will need to be included in your submission).

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Offer for building: £..... (.....Pounds)

Offer for inventory items (if required): £..... (.....Pounds)

Or

Inventory items are not required

Are there any conditions attached to your offer? If so give details here.

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What is your proposed completion date?

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Is there anything which might affect your offer?

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I confirm that I have answered fully and honestly to the best of my knowledge.

Signature:

Dated: