

GUMMOW'S SHOP

Gumbells

Shir-Spen

The Old Smithy

87.3m

0.91m FF

A 3076

Def

erstones

The Nutshell

Land at Gummows Shop, Newquay,
Cornwall TR8 4PP

0.15 hectares
(0.38 acres)

For Sale

Guide price £100,000

50 m

100 m

Summary

- Rare opportunity
- Parcel of amenity land
- Located in rural hamlet
- Residential properties opposite
- Easy reach of Newquay and the main A30

Location:

This parcel of land is located on a cross road junction at Gummow's Shop, a cluster of houses on the main A3058 road which connects Newquay with the A30 at Summercourt. The Dairyland Farm Park tourist attraction is nearby and the land backs onto farm land to the north and east.

Newquay is well known as Cornwall's most established and popular resort town. It has a resident population of around 20,600 which is growing as a result of extensive residential development which is ongoing.

Newquay benefits from branch line railway services and also hosts Cornwall's airport with regular flights to London and other destinations across the UK.

Description:

A rectangular parcel of land, currently overgrown.

Accommodation:

All areas are approximate and measured from Edozo Maps.

	Ha	Acres
Total	0.15	0.38

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 to satisfy themselves over the availability of services.

EPC / MEES:

N/A

Planning:

A pre-application enquiry was made in 2021 suggesting a development of 4 houses. This was not supported by the planning officer's response. Interested parties should make their own planning enquires and form their own opinion on the scope for future development of the land.

Terms:

The freehold is available with vacant possession. Guide price £100,000 subject to contract.

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.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

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



CONTACT THE AGENT

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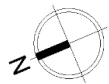
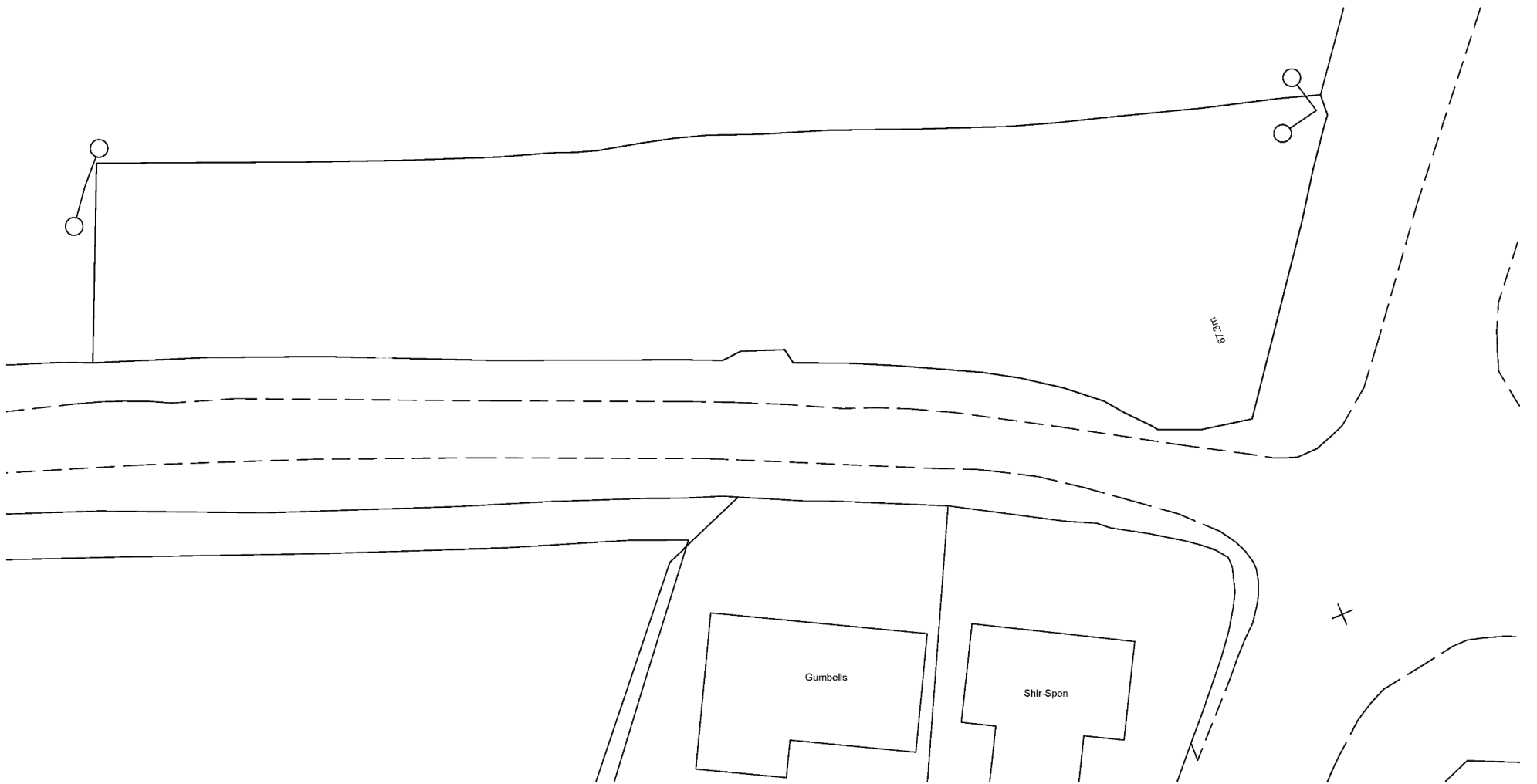
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EXISTING SITE PLAN

1:250