

Guide price £195,000

Plot 5, Threemilestone Business Park, Truro, Cornwall TR3 6BW

0.15 hectares (0.38 acres)

Summary

- Plot of commercial development land
- Rare opportunity to acquire a site on one of Cornwall's best known commercial estates
- Previously benefited from planning for office development
- Suitable for a variety of uses subject to planning
- Freehold
- 0.15 hectares (0.38 acres)

Location:

Threemilestone located on the outskirts of Truro, Cornwall's only City and centre for commerce and administration.

There is very significant enabling works underway on nearby land to be developed as the Langarth Garden Village – a transformational extension to Truro see www.langarth.co.uk

The Threemilestone Industrial Estate is a long established commercial location where land rarely becomes available. This land is in a part of the estate with neighbouring properties predominantly in office and education use but the estate also hosts a number of trade counter and other more general industrial occupiers.

Description:

The site is currently relatively overgrown but has previously benefitted from planning permission which has since lapsed but it remains an eminently developable parcel of land subject to planning consent. The land slopes from east to west and previous designs for the site have maximised floor space by working with the topography.

Accommodation:

Land measured using the Nimbus mapping system. Interested parties should confirm any areas which they may rely upon.

	Acres	Hectares
Total	0.38	0.15

Services:

We understand that mains electricity, gas, water and drainage are all in the vicinity of the property however these services have not been tested by the agents and interested parties must make their own enquiries.

EPC / MEES:

Not applicable.

Planning:

Previous permission for a three storey office development comprising over 800 sq m of internal accomodation. Some documentation relevant to that approved scheme which has now lapsed can be made available; planning reference PA14/2050.

Business rates:

Not applicable.

Terms:

Freehold guide price of £195,000.

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

Alan Treloar

Tel: 07841 150 714

Email: atreloar@vickeryholman.com

Morwenna Pound

Tel: 07917 916546

Email: mpound@vickeryholman.com

Truro Office

Walsingham House, Newham Road, Truro,

Cornwall, TR1 2DP



ery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to Leasingbusinesspremises could for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are give notice that 1) The particulars are set out as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given out responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the lowment of Vickery Holman has any authority to make or give any representation or othis property.







kery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to wilessingbusinesspremises could for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that 1) The particulars are set out as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given hout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the ployment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

