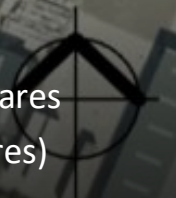


For Sale

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 accommodation. 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:

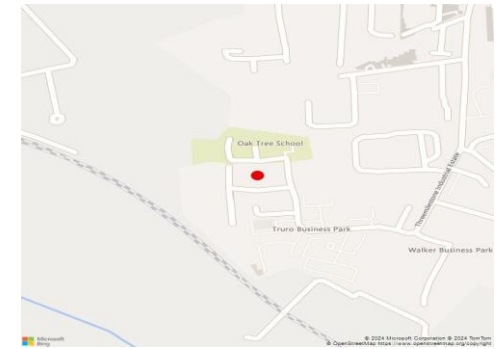
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

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.



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