



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,



Property Address

Date: 04/07/2024

Land off Alexandra Road, Penzance TR18 4LT

Best & Final Bids Form

To be received no later than 5:00pm on Thursday 11th July 2024 by email, clearly marked:
FAO Alan Treloar- Best and Final Bid for Land off Alexandra Road, Penzance TR18 4LT

Conditions:

- The vendors do not undertake to accept the highest or any other offer. All offers will be considered on their individual merits.
- Offers must be for a fixed sum and not an escalating amount, (i.e. '£5 more than other offers')
- The successful bidder will be expected to exchange contracts as soon as possible following the acceptance of their bid, unless otherwise agreed.
- Offers sent by email or otherwise received after the stipulated time and date will not be considered.
- This form must be completed in full and any supporting information requested attached.
- All offers are subject to contract, and offerors must make clear any other conditions.

Name:

Company Name:

Address:

..... Post code:

Contact number: Email:

Freehold offer amount (figures and words): £..... (.....Pounds)

Financial position

If this will be a cash purchase, please attach proof of finance.

If this purchase is subject to a loan or mortgage, please attach a copy of your Agreement in Principle.

Other Conditions

Please outline any conditions that your offer is subject to and timescales in which you expect to satisfy those conditions, including planning however do note that offers that are not subject to planning will be preferred.

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Intended Use

Please provide details of your intended use for the property.

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Due Diligence Undertaken

Please provide details of due diligence undertaken with respect to this opportunity.

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Track Record

Please provide details of your track record including examples of similar transactions which have been successful.

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Solicitor's details:

Name:

Company Name:

Address:

..... Post code:

Contact number: Email:

Is there anything else we should be aware of?

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I confirm that I have answered fully and honestly to the best of my knowledge and have read and agreed to the conditions herein.

Signature:

Dated: