

For Sale

Guide price £1.45m

Residential Development Opportunity, Branwell Lane, Eastern Green, Penzance, TR18 3DH

1.01 acre site with 805 sq m (8,668 sq ft) building



Summary

- Rare opportunity
- Approx. 0.47 ha (1.01 acre) site
- Building with 805 sq m (8,668 sq ft) NIA
- Allocated residential development land
- Planning application reference PA24/05444
- Level walk to nearby amenities
- Short distance from beach at Eastern Green

Location:

Penzance boasts 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. Alternatively the National rail network via the station located at the bottom of Market Jew Street runs directly 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 and has a growing reputation as a sought after location.

Description:

The site has a building currently used as a retail showroom and previously as a well known local nightclub and a large customer parking area.

Please see Planning section below.

View the site here:

<https://youtu.be/qku-90gMXDk>

Data Pack:

A data pack including plans and other supporting information is available on request to serious applicants, please enquire OR please see the plans and associated documentation on the Cornwall Council planning website.

Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a gross/net internal basis.

Approx.	Sq ft	sq m
Total	8,668	805

Services:

We are advised that mains water, electricity and drainage are all available in the vicinity however interested parties must make their own enquiries.

EPC / MEES:

Awaited.

Planning:

A planning application is pending for the redevelopment involving the demolition of most of the existing building. Some older parts of stone constro to be retained and worked into two of the new dwellings.

The application pending a decision is for: -

- 4 x 1 bed apartments each 50 sq m (affordable rented)
- 1 x 2 bed house each 83 sqm
- 2 x 2 bed houses (barn conv's) each 83 sq m
- 7 x 3 bed houses each 96 sq m (1 x shared o'ship)
- 3 x 4 bed houses 106 sq m with garage

The planning reference is PA24/05444.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £55,500 therefore making the approximate Rates Payable £28,416 per annum for 2023/24.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The freehold of the site is available. Guide price £1.45m.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

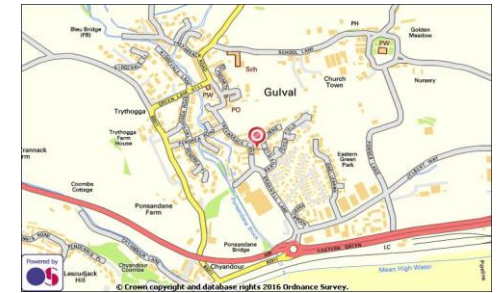
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

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

Main Office

Tel: **01872 245600**

Email: sbowden@vickeryholman.com

Truro Office

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





Proposed Site Plan