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Guide price £1.45m

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For Sale

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

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

#### 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 <u>OR</u> 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 constrto 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.

<u>Contact</u> 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  $\pm 1.45\text{m}.$ 

#### 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

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## Main Office

Tel: 01872 245600

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#### Truro Office

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

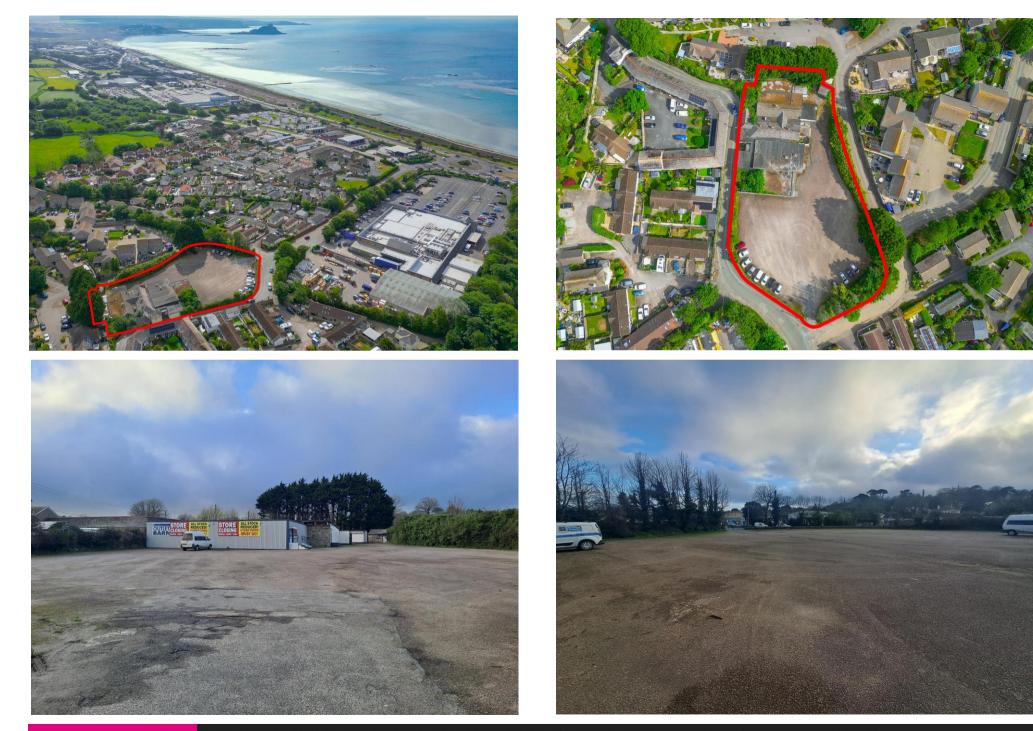


reputation as a sought after location.

Location:

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 weleasingbusinesspremises-could for futher information. Vickery Holman for themselves and for the Verden's of the property whose Agents they are, give notice that 1) The particulars are set out as a general outline only f suddance 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 give 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 th ployment of Vickery Holman has any authonity to make or give any representation of warranty in relation to this property.







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# **Proposed Site Plan**



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