

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol

**For Sale**

Guide price **£675,000**

Park Terrace, Falmouth, Cornwall TR11 2DJ

**5,882 Sq Ft (546.40 sq m)**  
on 0.40 acre site



# Summary

- Situated in attractive residential location
- Pre- app advice obtained see PA24/00492/PREAAP
- 0.40 acre site with parking
- Short walk from Falmouth town centre
- Existing accommodation over three levels becoming surplus due to relocation
- Best and final bids by 12 noon Tuesday 5<sup>th</sup> November 2024
- Offers on a Subject to Planning basis will be considered

## Location:

Falmouth has a resident population of around 32,500 (Cornwall County Council Socio Economic Statistics for Cornwall, 2010) and lies approximately 12 miles from Truro, Cornwall's capital. Falmouth is a sought after residential location. The town is famous for its marine history and has the benefit of branch line railway service to Truro.

## Description:

An interesting detached property with accommodation split over three floors, originally believed to have been built as a hall and meeting rooms in the 1930's and used for a variety of purposes since including a court house.

The building occupies a large plot and has the benefit of on site car parking. It has most recently been used as a family centre by Cornwall Council but will be surplus to requirements as that service moves to other premises in Falmouth; this move is set for November 2025.

[Click here](#) to view the site.

## Accommodation:

All areas are approximate Gross Internal Area measurements and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
Lower Ground	244	2,627
Ground	237	2,555
First	65	700
<b>Total</b>	<b>546.40</b>	<b>5,882</b>

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

C (74)

## Planning:

A response to a pre-app planning enquiry, ref no PA24/00492/PREAAP has been received. This enquiry can be viewed on the Cornwall Council planning portal as follows:-

[PA24/00492/PREAAP | Pre application advice for 2 new dwellings and demolition of the rear of the family centre and conversion to residential for single dwelling. | Magistrates Court Park Terrace Falmouth Cornwall TR11 2DJ](#)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £37,500 1st April 2023, local council reference 22021235050202.

## Terms:

The property is available freehold and offers which are subject to planning will be considered given that the existing occupiers will not fully vacate the premises until November 2025.

Best and Final offers are invited, using the attached forms no later than 12 noon on Tuesday 5<sup>th</sup> November 2024.

## 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.

**Interested parties must not attempt to view without a prior appointment with the agents.**



## CONTACT THE AGENT

**Alan Treloar**

Tel: **07841 150 714**

Email: [atreloar@vickeryholman.com](mailto:atreloar@vickeryholman.com)

**Morwenna Pound**

Tel: **07917 916546**

Email: [mpound@vickeryholman.com](mailto:mpound@vickeryholman.com)

### Truro Office

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







Informal Tender Form

**To be received (sealed) before 12 noon on Tuesday 5<sup>th</sup> November 2024 by email, clearly marked:  
'FAO Alan Treloar, Tender for The Former Court House, Park Terrace, Falmouth, Cornwall, TR11 2DJ.**

Conditions:

- The vendors do not undertake to accept the highest or any other offer.
- Offers must be for a fixed sum and not escalating amount, (ie '£5 more than other offers')
- Offers received after the stipulated time and date will not be considered.
- This form must be completed in full and any supported information requested attached.
- All offers are subject to contract.

Name: .....

Company Name: .....

Address: .....

.....

Post code: .....

Contact number: .....

Email: .....

**Proposal and track record**

Cornwall Council require details of your proposals for the premises and track record to help inform their decision-making process.

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**Offer amount (figures and words):** £..... (.....Pounds)

If the offer is conditional on planning permission being obtained please confirm that you will exchange contracts without delay and this will include the payment of a non- refundable deposit

**Non refundable deposit on exchange (either state as a % of the purchase price or a fixed sum):**

£..... (.....Pounds) OR .....%

**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.

**Purchasing position – please indicate with a tick**

- Offer not dependent upon the sale of another property
- Offer dependent upon the sale of an existing property; please give further information

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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 overleaf.

Signature: .....

Dated: .....