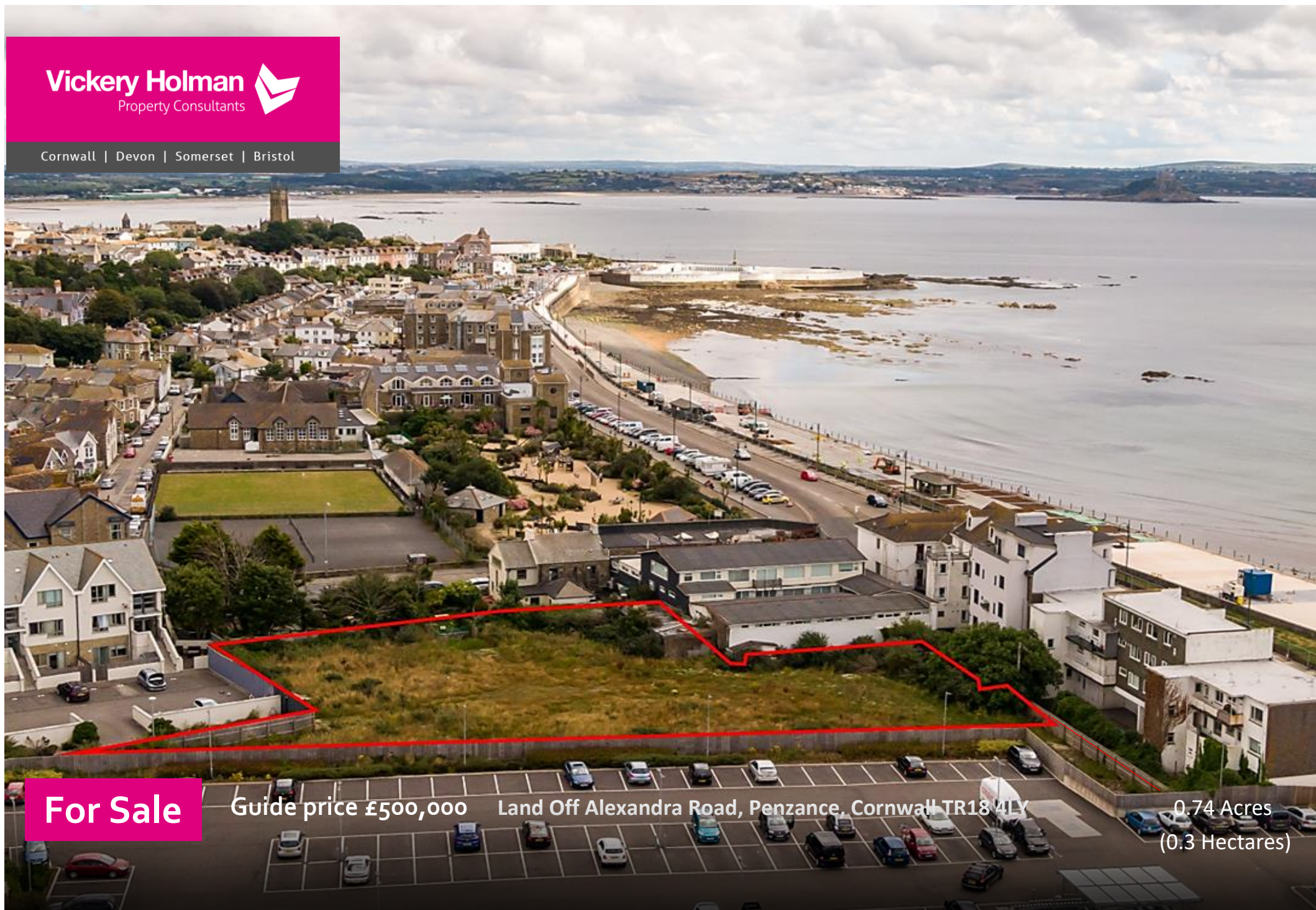


**For Sale**

Guide price £500,000

Land Off Alexandra Road, Penzance, Cornwall TR18 4LY

0.74 Acres  
(0.3 Hectares)





# Summary

- Potential development site
- Close to Penzance seafront promenade
- Previously benefited from residential planning permission as part of a wider development
- See W1/09-1252 on Cornwall Council planning register
- Outright or subject to planning offers will be considered
- Best and final bids requested by 12 noon Thursday 3<sup>rd</sup> July 2025

## 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 surplus following the development of a neighbouring Lidl foodstore. The site is irregular in shape. It neighbours residential development to most boundaries with the foodstore car park to the west.

## Accommodation:

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

Site area (measured from Promap): 0.30 Ha (0.737 acres)

Approx.	sq m	sq ft
Total	0.3	0.74

## 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:

Guide price £500,000 for the freehold interest.

Best and final bids are requested by 12 noon Thursday 3<sup>rd</sup> July 2025; see form attached to these particulars.

Unconditional and subject to planning offers are invited and will be considered. In relation to STP offers these will be considered subject to developer track record and nature of the proposals envisaged as well as other terms. Unconditional offers will be preferred.

## Legal fees:

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

## Money laundering:

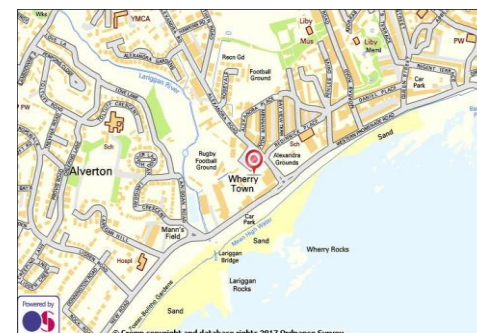
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## 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

**Sarah Wynn**

Tel: **07350 450423**

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

**Alan Treloar**

Tel: **07841 150 714**

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

### Truro Office

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





Property Address  
**Land off Alexandra Road, Penzance TR18 4LT**

Date: 17/06/2025

## Best & Final Bids Form

**To be received no later than 12 noon on Thursday 3<sup>rd</sup> July 2025 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: .....

### 1. Unconditional Freehold offer (subject to contract) (figures and words):

£..... (.....Pounds)

### 2. Freehold Offer subject to planning consent or other conditions (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, please attach a copy of your Agreement in Principle and any other supporting information.

### 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.

.....

.....

### Solicitor's details:

Name:

.....

Company Name:

.....

Address:

.....

..... Post code: .....

Contact number: .....

Email: .....

Is there anything else we should be aware of?

.....

.....

.....

.....

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: .....

