



For Sale

£450,000 Commercial development land, Trevarrian, Newquay, Cornwall TR8 4AH

1.86 Acres
(0.75 Ha)

Summary

- Commercial development land for sale
- Planning consent for two buildings totalling almost 9,000 sq ft plus 3 container-based units
- Well located close to popular locations including Watergate Bay, Padstow, Newquay and Cornwall Airport
- Pre-let interest in the new units also may be considered subject to lease terms and tenant

Location:

Trevarrian lies on the north Cornish coast approximately 4.4 miles from Newquay and 10.5 miles from Padstow. The main A30 trunk road is approximately 5.2 miles and 21 miles from Truro, Cornwall's only city. Cornwall Airport is less than 2 miles distant from the site – making connections available with the UK and beyond.

The North Coast requires little introduction as one of Cornwall's most established and popular holiday and surfing venues with Newquay as the main town. Newquay has a resident population of around 24,500 which is growing as a result of extensive residential development which is ongoing.

Description:

Commercial development land available on a freehold basis. The land forms part of proposals for the wider redevelopment of this site, the balance intended for residential development – all of which is consented. See red line on attached layout plan for the commercial aspect.

Plans have been approved for two buildings on the commercial part of the overall site, Unit 1 potentially dividing into 3 units and Unit 2 dividing into 5 units. There is also consent for 3 container style units.

The buildings will be set within attractive grounds emphasising the rural nature of the location.

Accommodation:

The site shown outlined red on these particulars has an approximate area of 0.75 hectares (1.86 acres). Further plans on request.

Services:

We understand that mains electricity, water and drainage are all available in the vicinity but may require upgrading as part of any redevelopment of the site. Interested parties should make their own enquiries.

EPC / MEES:

Not applicable.

Planning:

Planning permission has been granted on Appeal – application reference PA24/08374. See link as follows:-

[PA24/08374 | Redevelopment of site for a mixed use scheme comprising 23no. dwellings and 2no. commercial buildings and associated works | The Creamery Trevarrian Newquay TR8 4AH](#)

Terms:

The site is available by way of a freehold sale for £450,000.

Interest from leasehold occupiers for the new buildings will be considered subject to terms and status.

Legal fees:

Each party to pay their own legal fees incurred unless agreed otherwise.

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

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Scale 1:500



ACCOMMODATION SCHEDULE

KEY	PLOT	TENURE	TYPE	GIA(m ²)	GEA(m ²)	BEDS
1	OM	F	96	116	3b5p	
2	AFF	F	96	116	3b5p	
3	AFF	E	79	96	2b4p	
4	OM	E	79	96	2b4p	
5	OM	E	79	96	2b4p	
6	OM	F1	96	116	3b5p	
7	OM	F1	96	116	3b5p	
8	OM	E1	79	96	2b4p	
9	OM	E1	79	96	2b4p	
10	OM	D1	126	152	3b6p	
11	OM	D1	126	152	3b6p	
12	OM	B1	219	256	3b6p	
13	OM	D	126	152	3b6p	
14	OM	D	126	152	3b6p	
15	OM	B	195	230	3b6p	
16	OM	A	220	257	4b8p	
17	OM	A	220	257	4b8p	
18	OM	A1	220	257	4b8p	
19	OM	C	224	260	4b8p	
20	OM	A1	220	257	4b8p	
21	OM	B	195	230	3b6p	
22	OM	B	195	230	3b6p	
23	OM	B	195	230	3b6p	

COMMERCIAL SCHEDULE

Unit 1	385 sqm GIA/427 sqm GEA
Unit 2	446 sqm GIA/502 sqm GEA
Container Units	133 sqm GIA/143 sqm GEA

PUBLIC OPEN SPACE

Village Green	880 sqm
Pocket Park	360 sqm
Informal Open Space	~2750 sqm approx.

KEY

- C = Cycle Parking
- e = EV charging station
- ♿ = Accessible parking bays

A Tenure Amend FEB 25 GE
REV Application 04/19 00

CAD ARCHITECTS

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