

For Sale

Guide price £1.15m

Residential Development Site with Outline
Planning Permisson - Branwell Lane, Eastern
Green, Penzance. TR18 3DH

1.01 acres



Summary

- Outline Planning Permisson – Application reference PA24/05444
- Approx. 0.47 ha (1.01 acre) site
- Building with 805 sq m (8,668 sq ft) NIA
- Level walk to nearby amenities
- Short distance from beach at Eastern Green
- Guide price £1.15m

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.

Site:

The site (outlined in red) comprises a large commercial building, which extends to 8,668 sq ft (805 sq m). This was last used as a retail showroom with customer parking area.

View the site here:

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



Outline Planning Permission:

Outline Planning Permisson (OPP) with some matters reserved (appearance, landscaping and scale) for 17 dwellings was granted on 11th April 2025 (planning reference: PA24/05444), subject to 15 conditions. Out of the 17 dwellings approximately 12 will be open market and 5 will be affordable, of these 1 will be shared ownership and 4 will be social rented.

Section 106:

The Section 106 Agreement, dated 8th April sets out the contributions payable in accordance with the OPP. This is contained within the Data pack.

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.

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.

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.

Guide Price:

We are offering the freehold for sale via Private Treaty.

Guide price £1.15m.

Legal fees:

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

Money laundering:

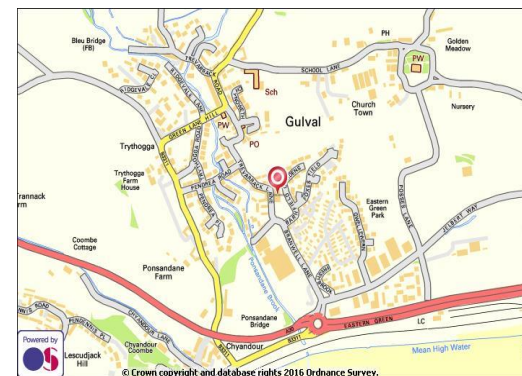
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

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

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

