

For Sale

Guide price £400,000

**Commercial Development Land At Hurling Way, St. Columb Major
Business Park, St. Columb, Cornwall TR9 6SX**

**1.68 Acres
(0.681 Hectares)**



Summary

- Commercial development land for potentially up to 20,000 sq ft
- Rare opportunity on attractive modern estate
- Flat level site ready for development
- Short distance to main A30
- Suit developer or owner occupier
- Surplus to vendor's requirements
- Positive pre-application for commercial development received

Location:

The land is located on the St Columb Major Business Park, a modern commercial estate well located for the A30 which lies only 3 miles distant. Bodmin is easily reached being only 15 miles distant where the A30 joins the A38 to Plymouth.

Newquay Airport is just 3 miles distant offering daily flights to London as well as a variety of other UK and European cities.

Description:

A level parcel of potential commercial development land well positioned on the popular S t. Columb Major Business Park, close to Newquay Airport and the A30. The land includes mature landscaping to the northern and eastern boundaries.

See <https://youtu.be/Ymtfif-GZgwx> for an aerial video of the land.

A plan, Phase 1 Environmental Assessment and a copy of the Pre- app advice can be made available on request.

Accommodation:

All areas are approximate.

	Acres	Hectares
Total gross land area	1.68	0.681

Services:

We understand that mains electricity, water and drainage are nearby however these services have not been tested by the agents. Interested parties should make their own enquiries in regards to supply capacity to the site for their needs.

EPC / MEES:

Not applicable.

Planning:

A confidential pre-application, reference number PA25/00635/PREAPP, was obtained by the vendor for a commercial development which is support for uses B8 and/or E (g) 9i)-(iii).

Business rates:

Interested parties are advised to contact the valuation office for further information or take their own independent advice on Business Rates.

Terms:

The freehold of the land is available. Offers which are subject to contract but otherwise unconditional will be favoured. Guide price £400,000.

Legal fees:

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

Money laundering:

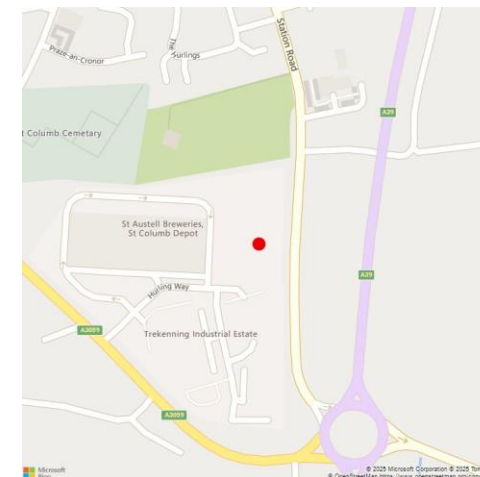
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

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 agents, viewings must be accompanied.



CONTACT THE AGENTS

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