Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol



For Sale

Freehold on application

Land with Planning Consent, Trevissome Park, Chiverton Cross, Truro TR4 8UN

8.4 Acres
(3.4 Hectares)

Summary

- Rare opportunity
- Parcel of very prominent land
- Alongside main A30 at Chiverton
- Detailed planning permission for café/ restaurant and three office buildings see PA25/03553
- Over 1,300 sq m of consented commercial floorspace

Location:

The land is situated adjacent to the main A30 just off the junction at Chiverton Cross. This main juction off the A30 dual carriageway serves traffic heading to Truro and Newquay and lies ideally situated approximately 25 miles east of Penzance and 27 miles west of Bodmin.

The A30 is Cornwall's main arterial route and provides the main road transport link between most major towns in the County and onwards to the M5 motorway at Exeter.

The local road network has been improved in recent years making this location highly attarctive for any occupiers who require easy access to Conwall's main dual carriageway arterial road.

Trevissome Park is adjacent to the land and this is a modern and very well established business park which is the location of many businesses.

Description:

A parcel of very prominent freehold land which is accessed from the old A30 single carriageway road only a very short distance from the new A30 junction.

See here for aerial footage

Accommodation:

The land lies to south of the main A30 and has an approximate area of 3.4 ha (8.40 acres), shown outlined red on the image featured in these particulars.

Services:

It is understood that mains electricity is available on site – there is a 300kVA transformer to the south east boundary. Mains water is nearby. Foul and surface drainage will need to be dealt with on site. Interested parties must make their own enquiries of the relevant service providers and we can provide more detail on the private drainage specification that the sellers have researched.

Planning:

The land benefits from planning consent for the development of a detached café/ restaurant plus three substantial detached single storey office buildings. Application PA25/03553.

PA25/03553 | Extension of business park with the construction of three buildings to provide additional office/medical consulting space, plus the construction of a cafe building, new access points, parking and landscaping provisions. | Land West Of Trevissome Park Four Burrows Blackwater Truro Cornwall TR4 8JB

Terms:

Price on application for the freehold interest.

Legal fees:

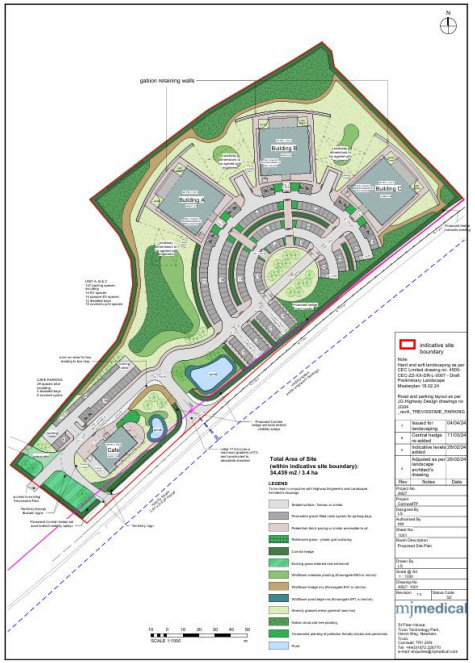
Each party to be responsible for their own legal fees in relation to this transaction unless otherwise agreed.

Money laundering:

Before any sale is agreed and solicitors instructed, the marketing agents have a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also be requested.

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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