



## COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

Units 1-7 Victoria Mills, Chyvelah Road, Threemilestone, Truro, TR3 6BX

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

- FOR SALE - OFFERS IN EXCESS OF £500,000
- Outline planning permission for construction of up to 29 residential apartments
- Opposite the Victoria Inn, near a convenience store, post office, doctors surgery and bus stops
- Approximately 3 miles from Truro City Centre
- Situated half a mile away from Truro Business Park and West Cornwall Retail Park

Viewing by prior appointment with:

**Tim Smart**

e: [timsmart@scp.uk.com](mailto:timsmart@scp.uk.com)

t: 01872 300 401 / 07778 577 487



[scp.uk.com](http://scp.uk.com)

## Location

The site is situated to the northeast of the roundabout at Threemilestone with a bus stop immediately outside. Nearby is a community centre, post office, public car park, a range of shops and a takeaway. Opposite the site is a redevelopment scheme and the Victoria Inn.

The site is 3 miles from Truro City Centre and is conveniently located on the main A390 road into Truro, close to schools, colleges, hospital and numerous employment centres.

## Description

The building on the site takes the form of a largely rectangular block extending along the western boundary and southern boundary, almost filling the plot with the exception of parking areas to the rear and on the east side, where the access is at the southeast corner of the site. The building has various heights and construction materials, with the highest section of the building on the south west corner of the site adjacent to the existing flat complex.

The proposed layout is for the building to be positioned towards the front of the site, close to the southern and western boundaries, it would most likely have a U shaped plan, with two rearward projecting wings enclosing the parking area. Parking would be provided to the rear and east. Access to the site would be retained at the southeast corner of the site. The proposed building would be three storeys high and will offer up to 29 apartments.

## Planning

As of 12/12/18 the property was granted outline planning permission (PA17/10876), subject to conditions, for the demolition of existing workshop units and construction of residential development of up to 29 units. The planning permission is subject to a S.106 Agreement (available by email only).

Potential purchasers are advised to make their own enquiries to Cornwall Council; Tel: 0300 1234 151; Email: [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk); [Cornwall.gov.uk](http://Cornwall.gov.uk).

## EPC

Unit 1 has a current EPC rating of G-182 and unit 7 has a current EPC rating of C-64.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rental. We recommend that the prospective tenant established the VAT implications before entering into any agreement.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the purchaser aborts the transaction for any reason then they will be responsible for the seller's legal costs.

## Services

We understand that mains electricity, water and drainage are connected to the property. However, these services have not been tested by the agents. Interested parties should make their own enquiries.

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

## Rateable Value

The rateable value of Unit 2 is £5,000 and the rateable value of Unit 5 is £4,750, as of April 2017. Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall TR1 1EB. Tel: 01872 224397, e-mail: [revenues@cornwall.gov.uk](mailto:revenues@cornwall.gov.uk) or enquiries can be made on-line at the VOA website: [www.voa.gov.uk](http://www.voa.gov.uk).



### Truro Office:

Compass House, Truro Business Park  
Truro, Cornwall, TR4 9LD

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract





**Unit 7 Formerly Empire Flooring**



**Unit 1 Garage**



**Location map. Victoria Mills is highlighted with the red circle.**



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Compass House, Truro Business Park  
Truro, Cornwall, TR4 9LD



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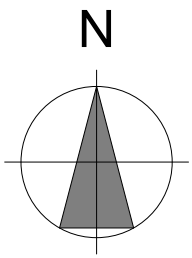
LOCATION PLAN  
1:1250

Location Plan



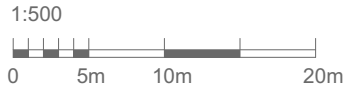
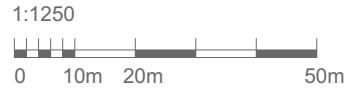
BLOCK PLAN  
1:500

Block Plan



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Notes:



Rev.	Description	Drawn	Date



planning | architecture | landscape

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t: +44 (0) 1579 340 900 Liskeard Office

e: hello@laurenceassociates.co.uk  
w: www.laurenceassociates.co.uk

Project Title:  
RESIDENTIAL DEVELOPMENT (OUTLINE)

Project Address:  
Victoria Mills  
Threemilestone  
Truro

Client:  
Duchy Estates Ltd

Drawing Title:  
LOCATION & BLOCK PLAN

Scale:  
1:1250, 1:500@A1

Drawn:  
JD

Date:  
OCTOBER 2017

Checked:  
SJ

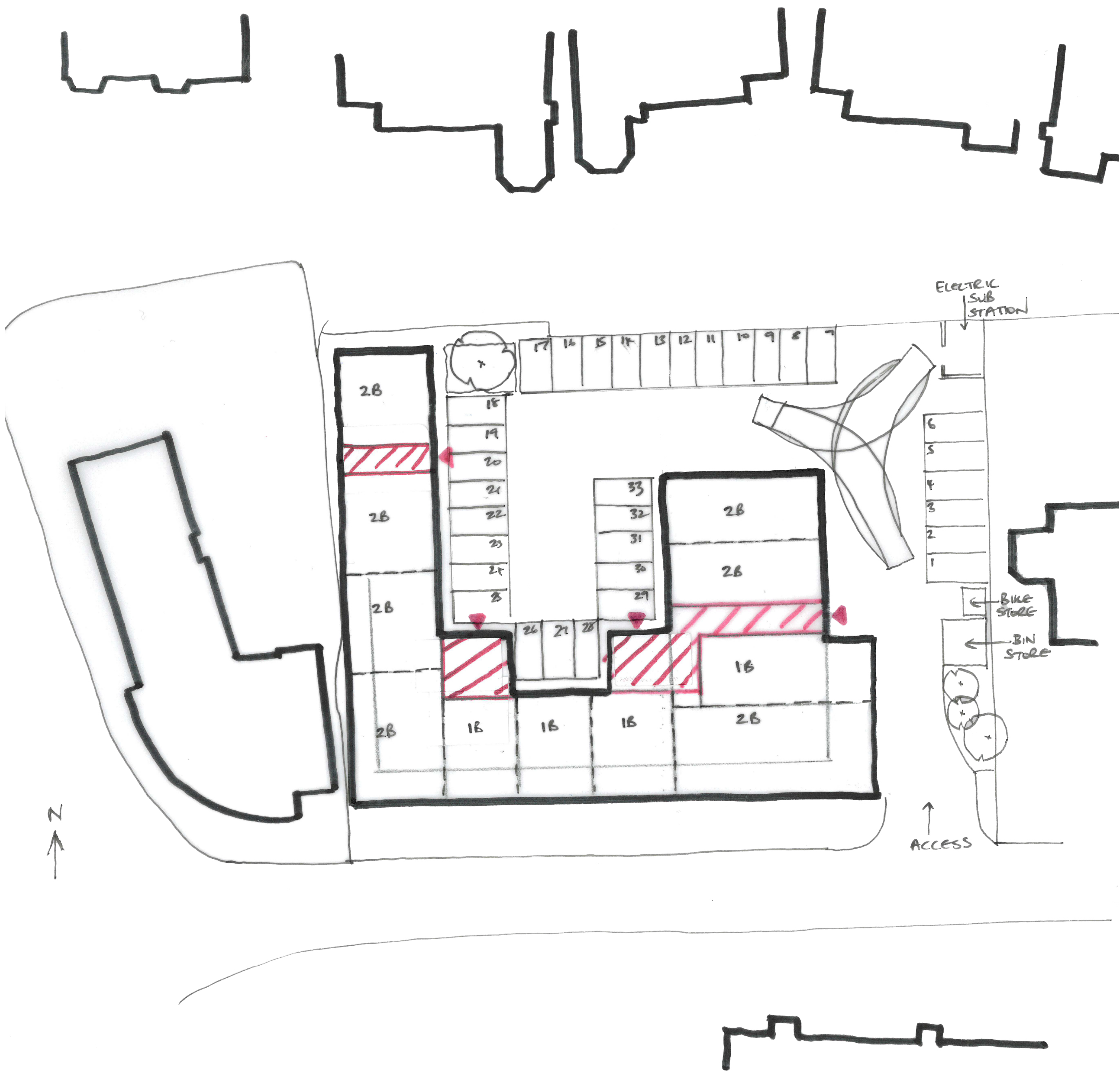
Drawing No:  
16384-PL-00-01

Rev.

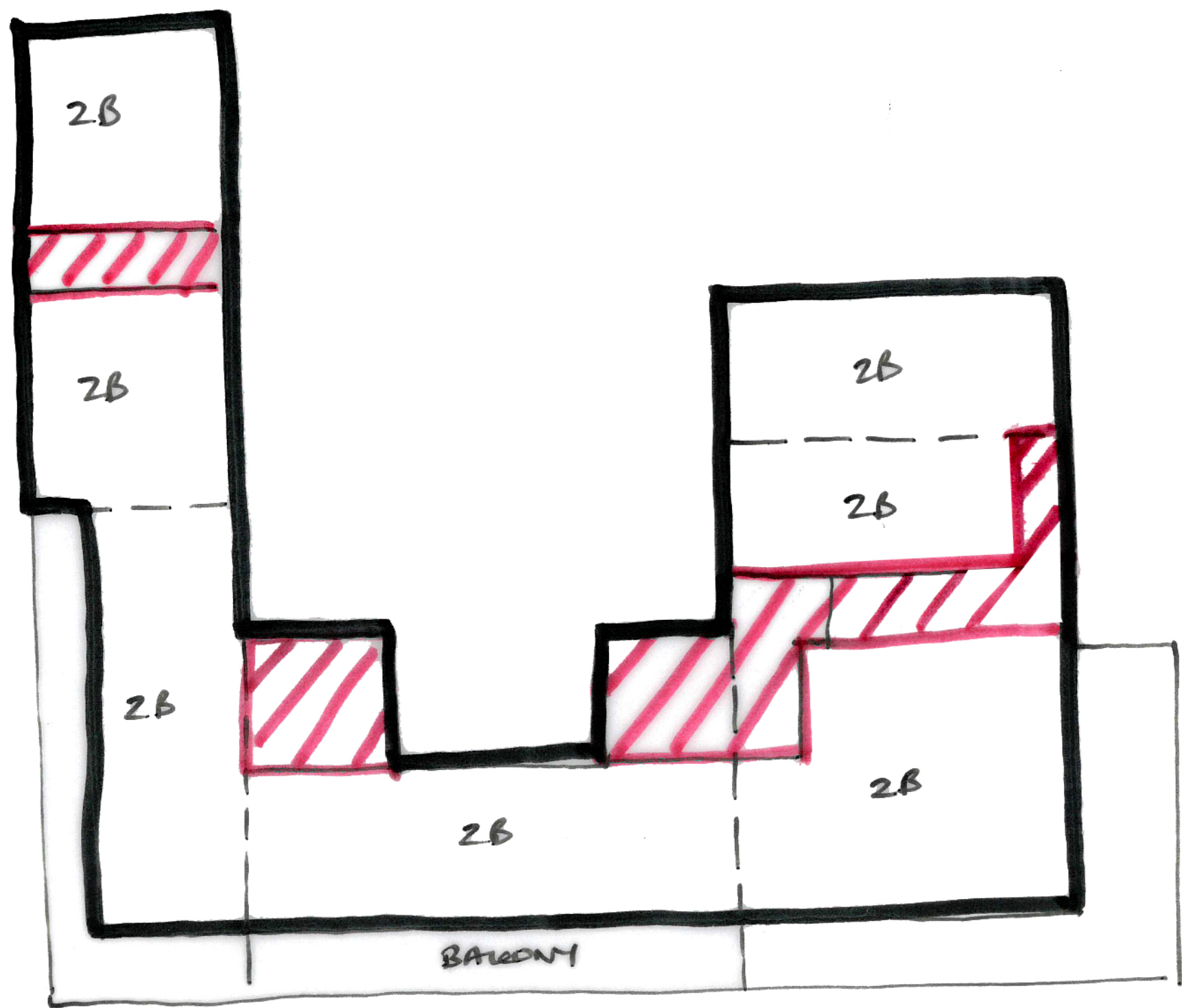
PLANNING



Proposed Development (outline)



SCHEDULE OF ACCOMMODATION:	
GROUND FLOOR	7 NO 2 BEDS 4 NO 1 BEDS
FIRST FLOOR	7 NO 2 BEDS 4 NO 2 BEDS
SECOND FLOOR	7 NO 2 BEDS
TOTAL	21 NO 2 BEDS 8 NO 1 BEDS



Second Floor  
1:200

Ground & First Floor  
1:200

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Project Title:  
Residential Proposed (Outline)

Project Address:  
Victoria Mills  
Threemilestone  
Truro

Client:  
Duchy Estates Ltd

Drawing Title:  
SKETCH PLANS

Scale: 1:200@A1	Drawn: SJ
Date: OCT 17	Checked:
Drawing No: 16384-SK-01-01	Rev.

PRELIMINARY