



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

Land at Boscathnoe Way, Heamoor, TR18 3JR FREEHOLD £3,000,000

- 10.6 acre greenfield site suitable for residential development
- Potential to help meet the future housing needs of Penzance
- Agricultural land to the south of the site
- 1.6 miles from Penzance, 0.8 miles from the A30
- 2.6 miles from Penzance Railway Station, 42.6 miles from Newquay Airport
- A discount could be negotiated if the property was bought freehold unconditionally

Viewing by prior appointment with:

Tim Smart

e: timsmart@scp.uk.com

t: 01872 300 401 / 07778 577 487



scp.uk.com

Location

Heamoor is a suburb of Penzance located in West Cornwall, situated approximately 1 mile to the northwest. Heamoor lies along the B3312 road which connects it to the A30 under a mile away. The subject land is located just off Boscathnoe Lane, 0.7 miles from the A30. It is part of the Penzance Civil Parish. Heamoor has a pub The Sportman's Arms 8 different retail outlets, as well as several other community facilities. Heamoor has two schools: Heamoor Community Primary School and Mount's Bay School and Community Sports College. The population as of the 2011 census was 4,185 which encompasses Gulval.

1.6 miles from Penzance

0.8 miles from the A30

2.6 miles from Penzance Railway Station

42.6 miles from Newquay Airport

Description

A greenfield site of 10.6 acres (4.3 hectares) consisting of four open agricultural fields with the exception of the traditional field boundaries which are an important elements of the site. Boscathnoe Lane provides a road frontage along the north boundary. There are existing houses to the east boundary. To the east of the site there is a significant belt of trees and the Boscathnoe Reservoir. Other notable features are a public footpath and the Larrigan River which flows to the south. The land to the south of the site is in agricultural use.

A residential development of approximately 100 dwellings is proposed for the site. To the east of the site there are some housing estates. The land is earmarked to meet the future housing need.

Planning

The land is part of the Cornwall Council Policy PZ-H8 Heamoor. This policy outlines requirements for development in the area. For more information please refer to pages 38-39 of the 'Cornwall Site Allocation Development Plan Document November 2019' in the link: <https://www.cornwall.gov.uk/media/38344158/allocations-dpd-full-doc-web.pdf>

Tenure

Freehold price - £3,000,000.

We understand the land is freehold as per title number CL 225507.

Option Agreement

Option agreement may be considered at £3,000,000 subject to length and initial fee. A substantial discount could also be considered if the land is bought unconditionally.



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

Community Infrastructure Levy

We understand that the subject land is under CIL band 4 which equates to £35.00 per sq. m.

There will also be the following contributions:

- Education contribution per dwelling £2,300
- Affordable housing 30%
- Highways contribution which is site specific
- Open space site specific
- European site contribution subject to a buffer of approximately £330 per house

Potential purchasers are advised to make their own enquiries to Cornwall Council; Tel: 0300 1234 151; Email: planning@cornwall.gov.uk; cornwall.gov.uk

EPC

EPC not applicable.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rental. We recommend that the prospective purchaser 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 enquires.

Asbestos Regulations

It is the responsibility of the owner 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 is not applicable in this instance. However, 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 or enquiries can be made on-line at the VOA website: www.voa.gov.uk.



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SMART COMMERCIAL PROPERTY



Photograph of the land

Location Map



Promap image of Cornwall locating site with red icon

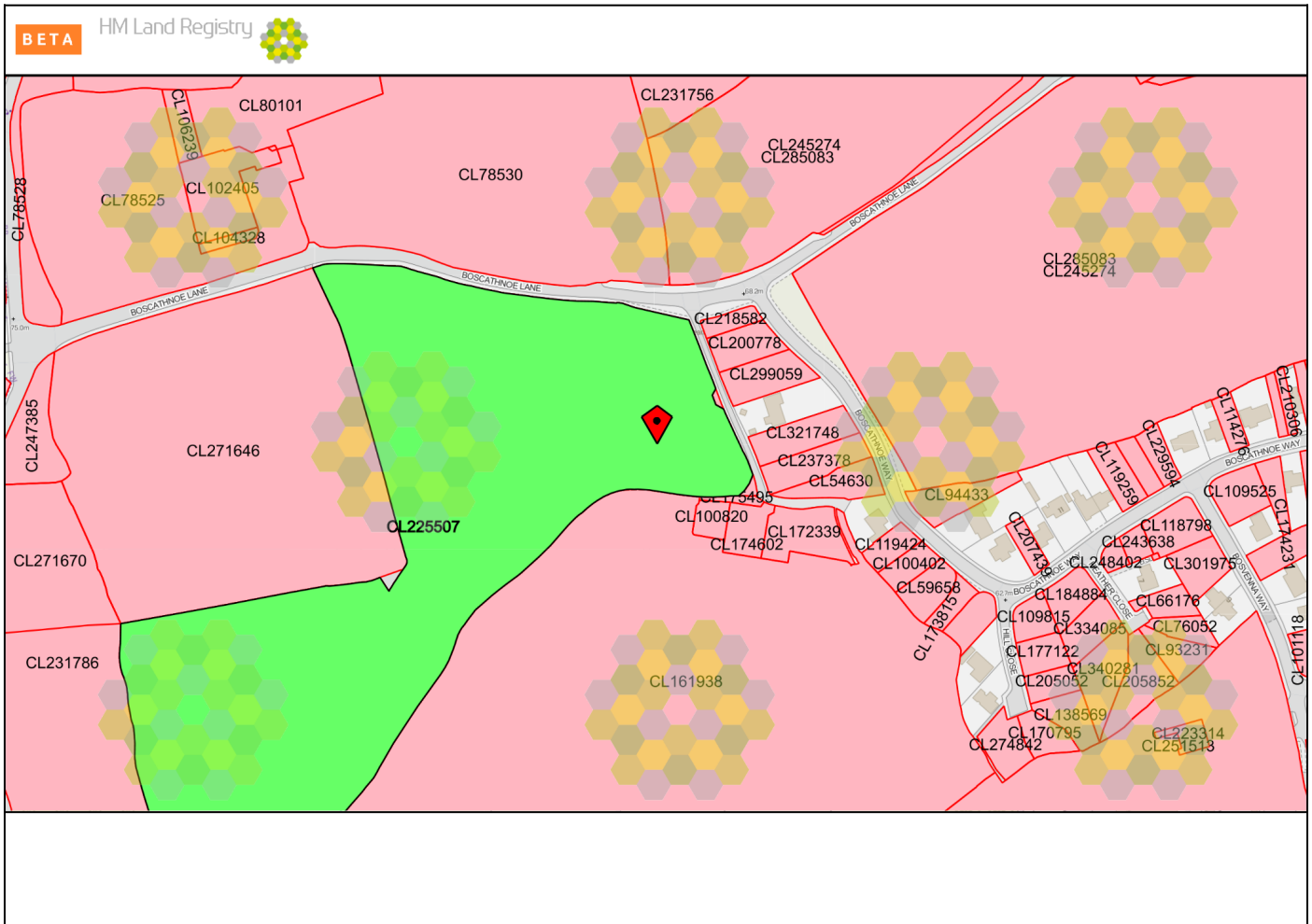


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Land Registry Map highlighting the site in green



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