



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

Plot behind 25 Market Street, Penryn, TR10 8HT

RESIDENTIAL DEVELOPMENT OPPORTUNITY

- FREEHOLD £80,000 for building plot
- A building plot with planning permission for one 3-bedroom house
- Located half a mile from Penryn Railway Station, 1.5 miles from Tremough University Campus, 2.5 miles from Falmouth and 28 miles from Newquay Airport
- Penryn provides a range of cafes, small shops and public houses
- Access adjacent to 25 Market Street, Penryn, TR10 8HT

Viewing by prior appointment with:

Tim Smart

e: timsmart@scp.uk.com

t: 01872 300 401 / 07778 577 487



scp.uk.com

Location

The land is situated close to the town centre of Penryn. The access is via a alleyway adjacent to 25 Market Street, Penryn.

Penryn is now known as Cornwall's university town with Tremough Campus (5,000 students) approximately 1 mile from the town centre. Penryn is one of the oldest market towns in Cornwall. It is home to historic architecture, woodlands, a thriving art community, popular cafes and shops.

Description

The plot extends approximately 0.1 acres (348 sq. m). It is located within the developed part of Penryn and is surrounded by other dwellings of varying heights, designs and styles. Proposed plans are attached to these particulars.

Tenure

Freehold asking price £80,000 for plot.

Planning

The land received conditional planning permission on 21st December 2018 (PA18/07616) for a two storey, three bedroom house. Prospective purchasers are advised to contact Cornwall Council in respect of any specific planning enquiries on planning@cornwall.gov.uk or 0300 1234 151.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the purchase. We recommend that the prospective purchaser establishes 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 there are services nearby the plot. However, these services have not been tested or investigated 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 is not applicable. 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.



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



Market Street, Penryn



Access alleyway adjacent to 25 Market Street



Plot and view



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Truro, Cornwall, TR4 9LD



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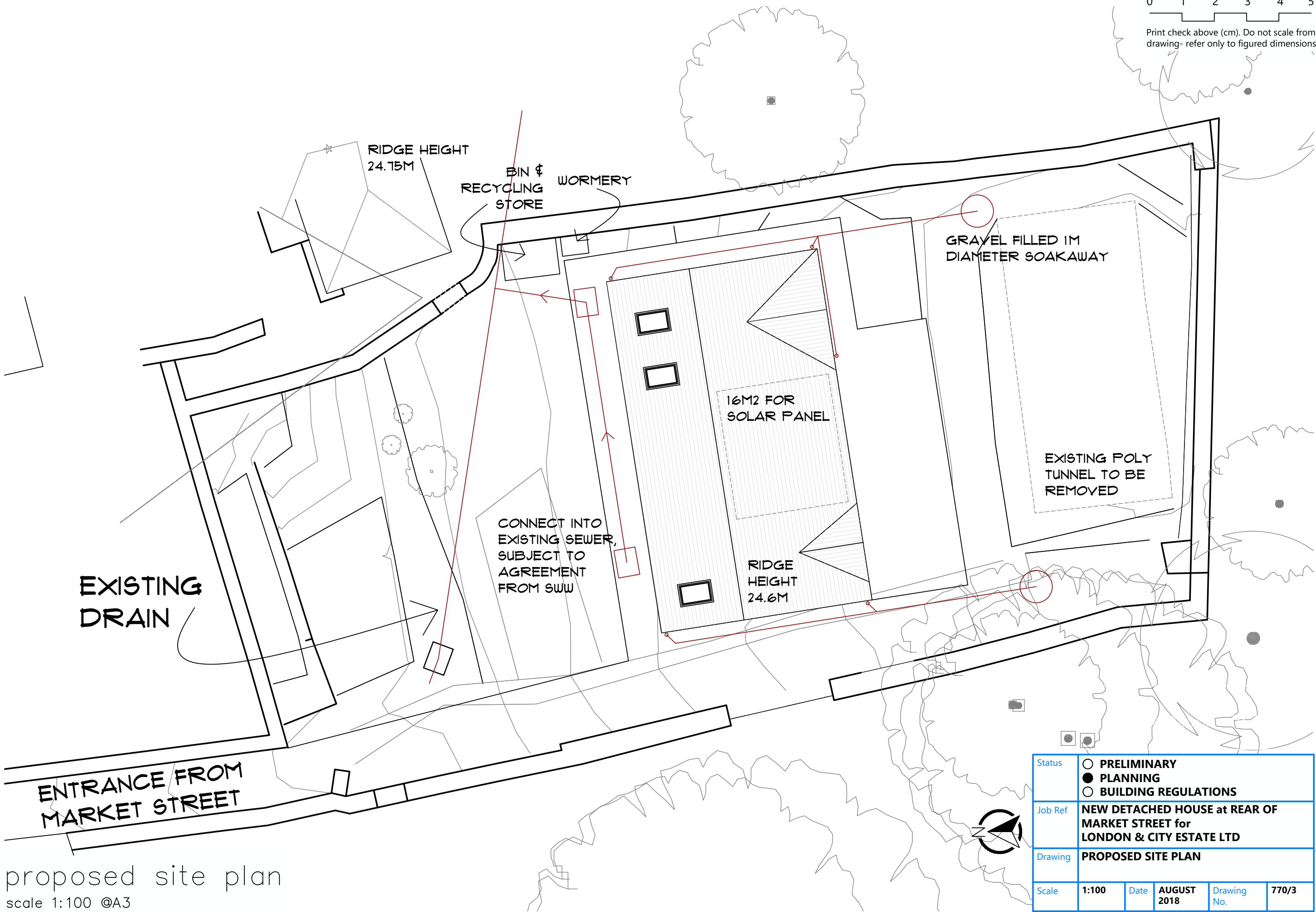
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Job Ref	NEW DETACHED HOUSE at REAR OF MARKET STREET for CLIENT				
Drawing	SITE PLAN				
Scale	1:500	Date	APRIL 2018	Drawing No.	770/2

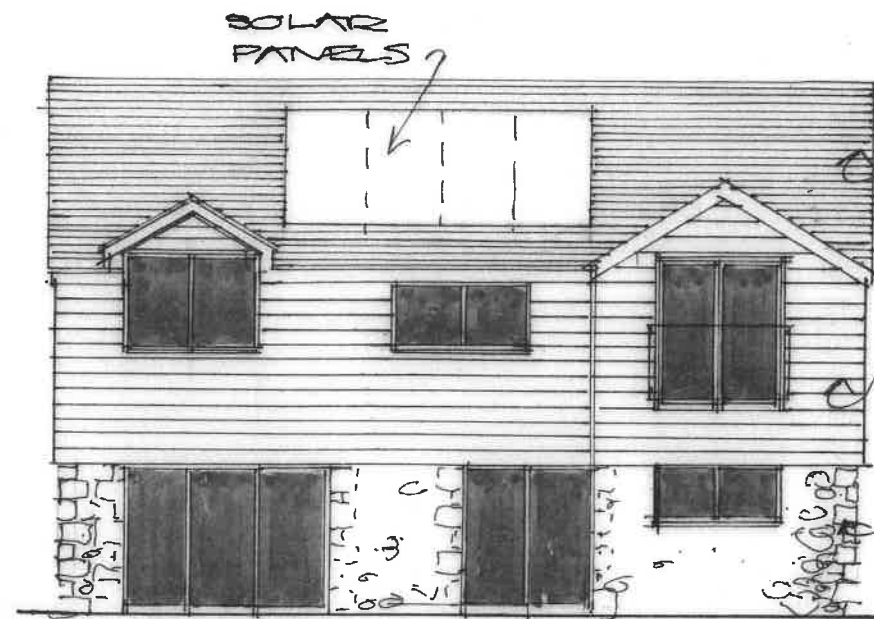
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Print check above (cm). Do not scale from drawing- refer only to figured dimensions.

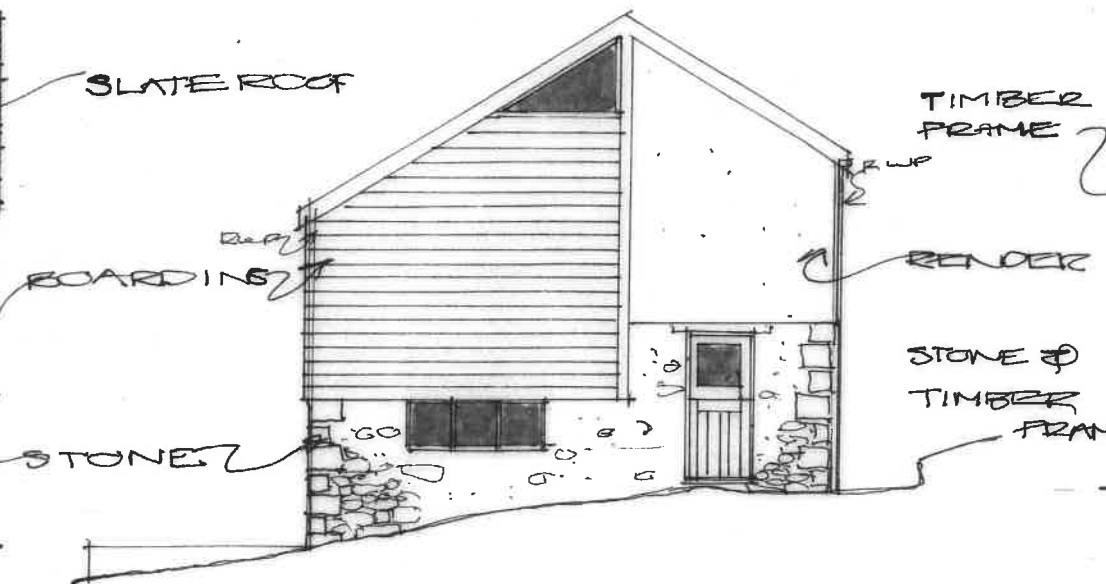


proposed site plan
scale 1:100 @A3

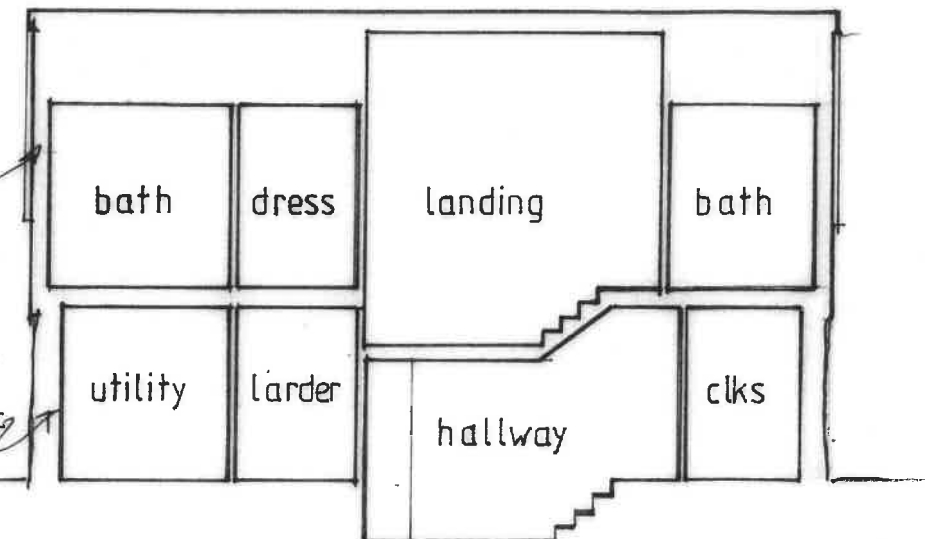
Status	<input type="radio"/> PRELIMINARY <input checked="" type="radio"/> PLANNING <input type="radio"/> BUILDING REGULATIONS				
Job Ref	NEW DETACHED HOUSE at REAR OF MARKET STREET for LONDON & CITY ESTATE LTD				
Drawing	PROPOSED SITE PLAN				
Scale	1:100	Date	AUGUST 2018	Drawing No.	770/3



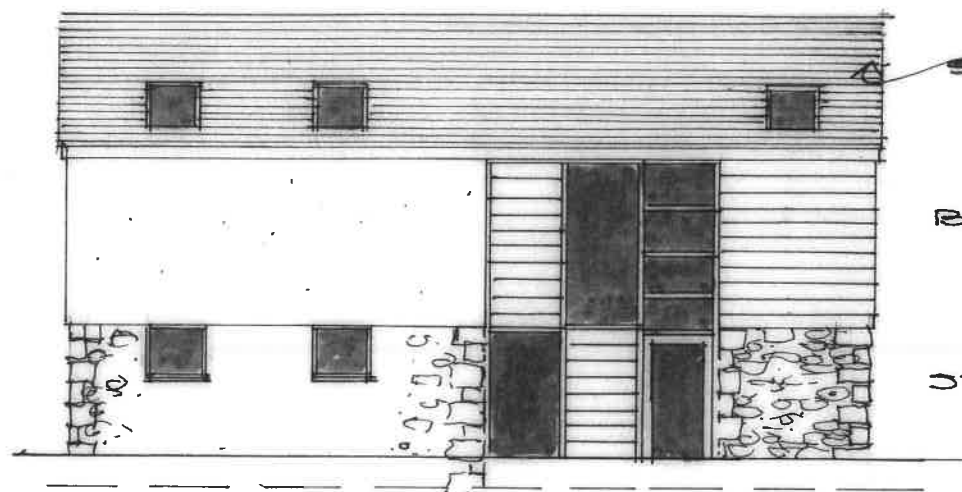
south elevation



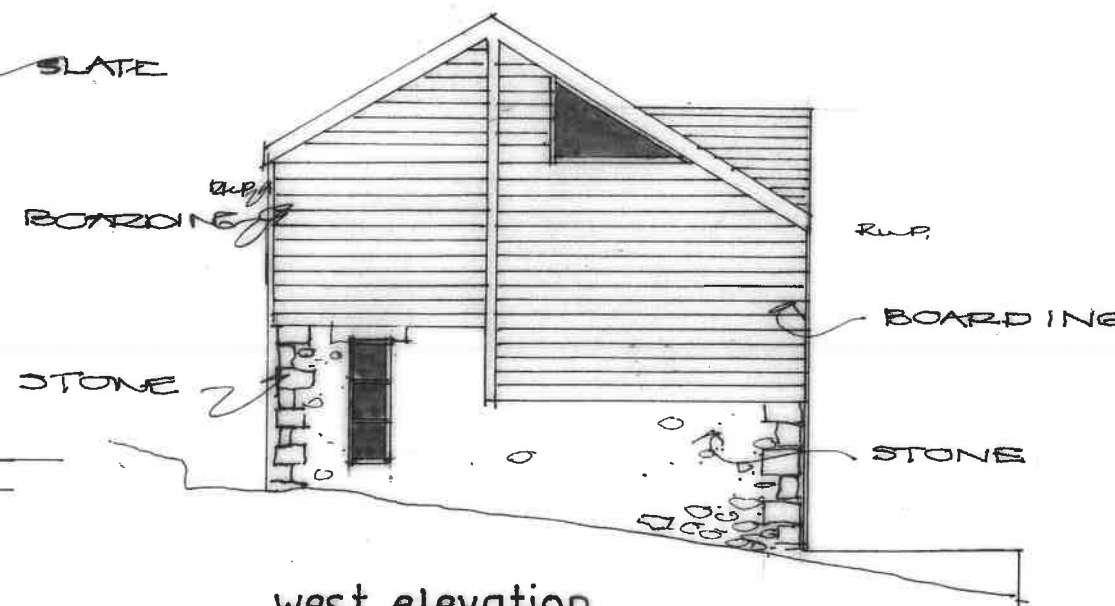
east elevation



section A-A



north elevation

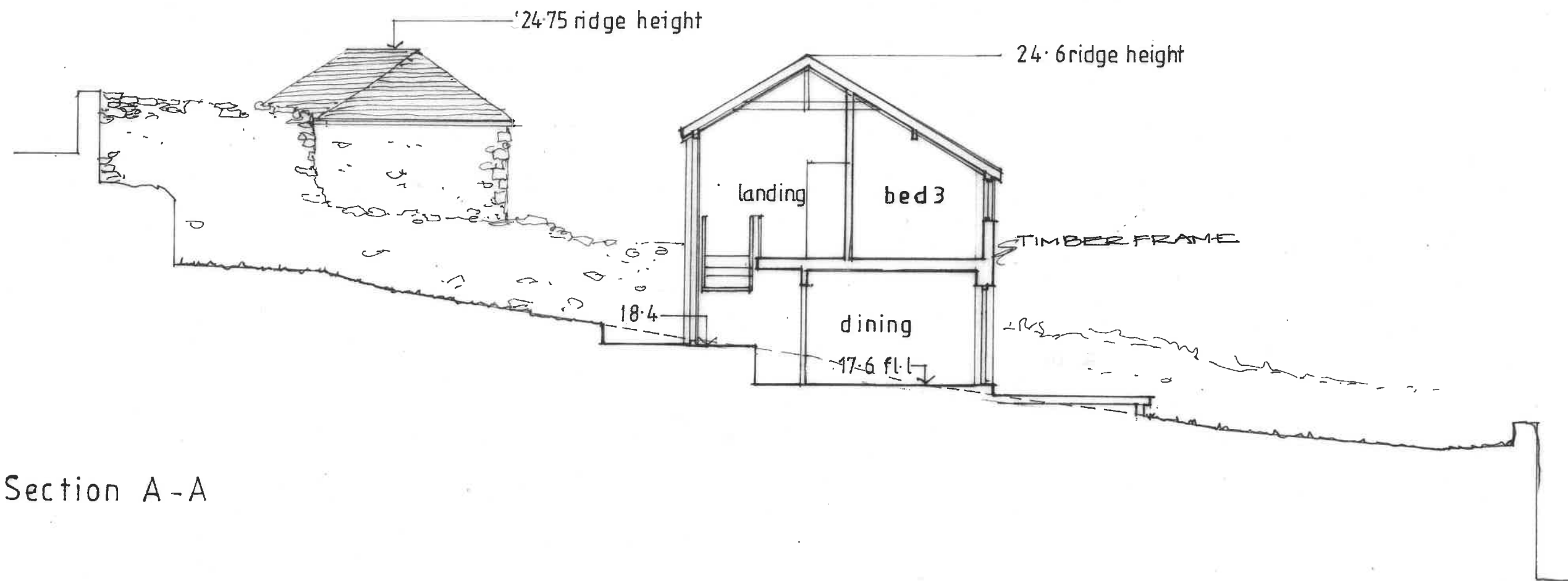


west elevation

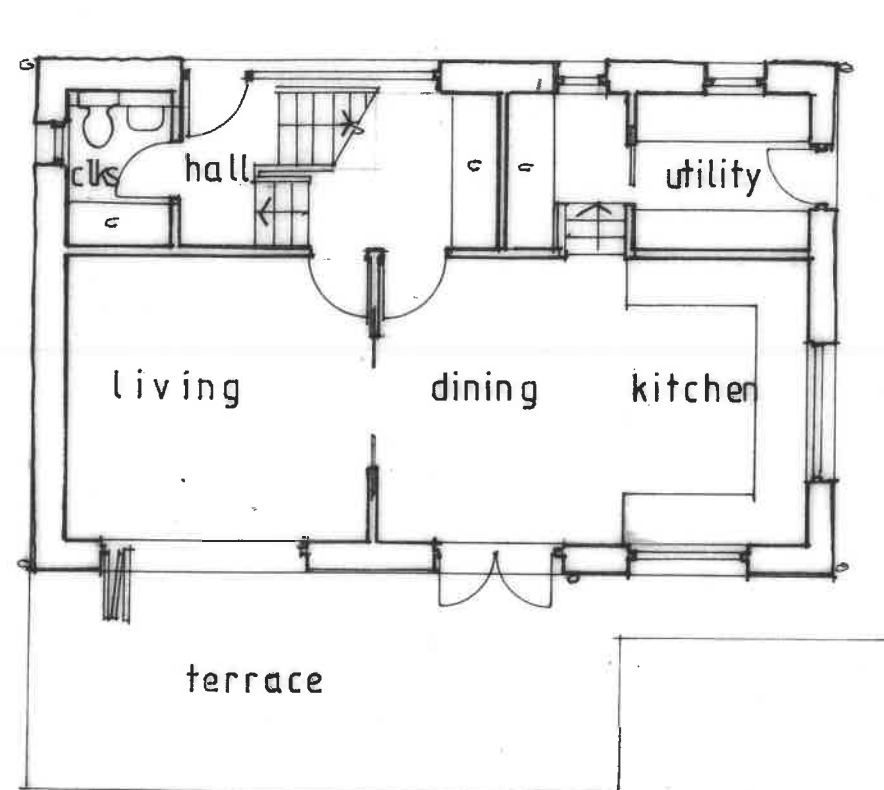
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ROSEMARY A. LYNCH
CHARTERED ARCHITECT
Bickland Business Centre,
Tregoniggle Industrial Estate, Falmouth

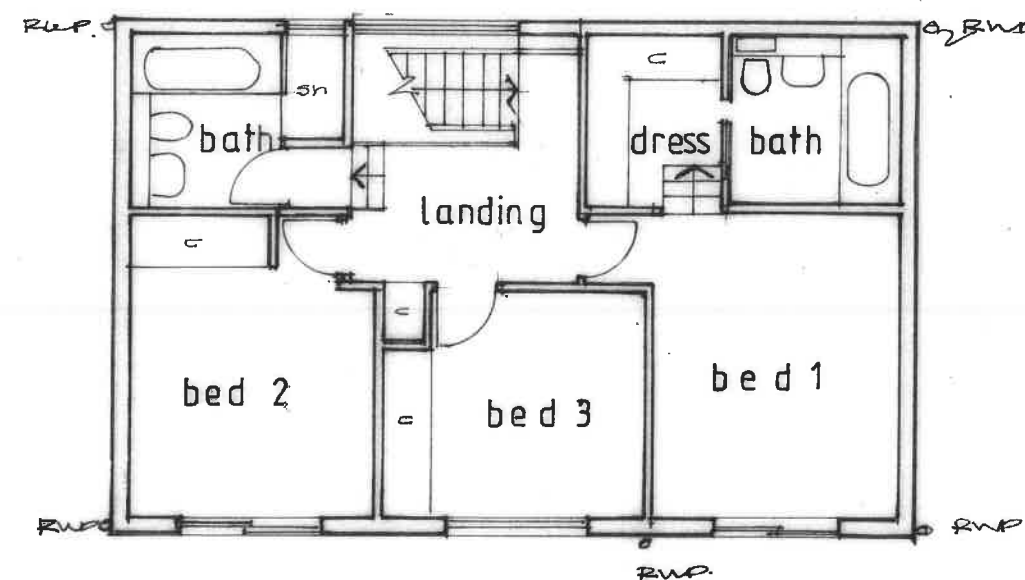
Job Ref	Proposed New House at Rear of 25 Higher Market Street, Penryn for London & City Group				
Drawing	PROPOSED ELEVATIONS				
Scale	1:100	Date	August 2018	Drawing No	770/5



Section A-A



ground floor plan 1:100 @ A3



first floor plan

ROSEMARY A. LYNCH
CHARTERED ARCHITECT
Bickland Business Centre,
Tregoniggle Industrial Estate, Falmouth

Job Ref	Proposed New House at Rear of 25 Higher Market Street, Penryn for London & City Group				
Drawing	PROPOSED PLANS & SECTIONS				
Scale	1:100	Date	August 2018	Drawing No	770/4