

The logo for Alder King Property Consultants is located in the top right corner. It consists of a green speech bubble shape containing the text 'alder king' in white, lowercase letters. Below the speech bubble, the words 'PROPERTY CONSULTANTS' are written in a smaller, white, uppercase font on a green rectangular background.

alder king

PROPERTY CONSULTANTS

FOR SALE

FORMER DUCHY MOTORS SITE

GRENVILLE ROAD, LOSTWITHIEL, CORNWALL PL22 0EP

UNEXPECTEDLY RE-AVAILABLE

Development site with consent for 8 units – 0.303 acres (0.122 ha approx).

Planning consent for 4 x 1 bedroom flats and 4 x 3 bedroom houses

Location

Lostwithiel is situated in an attractive river valley setting at the head of the Fowey estuary with a population of c. 3,000 providing a range of local retail and leisure amenities.

It benefits from a rail station on the London to Paddington main line as well as having convenient road access linking with the A30 at Bodmin, St Austell and Liskeard.

A30



4 miles northeast

St Austell

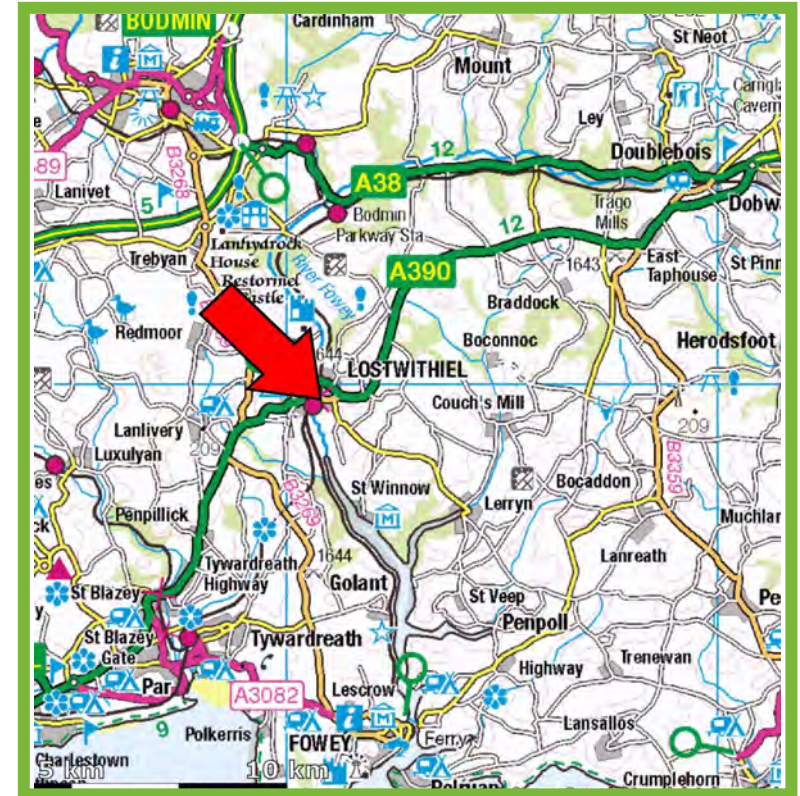


8.5 miles

Bodmin



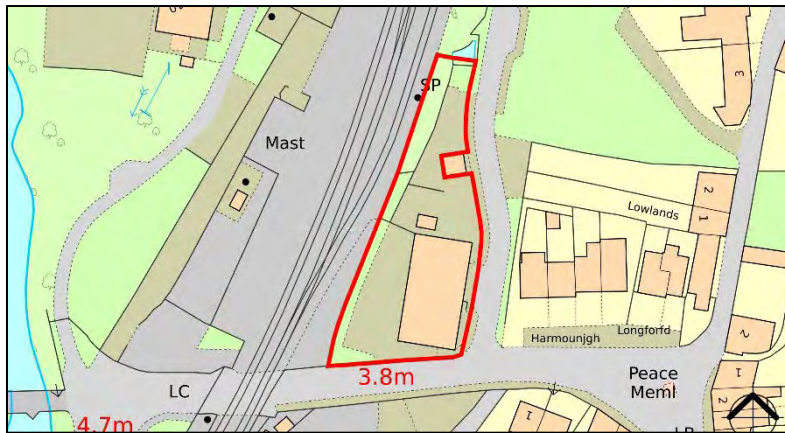
6 miles



Accommodation

Description

The Property lies on the eastern side of the River Fowey and comprises an elongated site fronting onto Grenville Road (south boundary) and the entrance to 'The Yard' a contemporary good quality residential development (east/north boundaries). The railway lies immediately to the west and the town centre is a short walk away to the west.



Note – Title/boundaries to be explained in the legal pack and/or Data Room.

As existing, the Property includes the former 'Duchy Motors' building extending to c. 2,971 ft² (276 m²).

The Development

The development will be arranged within a single L-shaped block with the flats within the corner position and with the two terraced houses either side

The proposed development comprises the following:

Unit Type	No.	Sq ft	Sq m
1 Bed Flats	4	479	44.5
3 Bed Houses	4	878	81.6

Services

We are advised that all main services are connected to the premises or are available within the adjacent highways. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state, condition and capacity of such items.





Planning | Rates | EPC | Terms

Planning

The Property has the benefit of full planning consent under application PA22/04210 for the demolition of former industrial building and erection of new building to create 4no. houses and 4no apartments with associated parking (approved 1 July 2024). All purchasers however should make their own enquiries to the Planning Department of Cornwall Council.

Business Rates

The current rateable value is £15,750 however Interested parties should make their own enquiries to Cornwall Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. Supporting Small Business Scheme may apply to certain qualifying occupiers.

www.voa.gov.uk.

Energy Performance Certificate

An EPC is not required at this stage given the re-development proposals (to include demolition of existing building).

Data Room

Additional documentation to include the planning consent, plans and Land Registry documents is available through SharePoint to seriously interested parties.

Purchase Price

The property is offered for sale for £120,000.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

22 Lemon Street
Truro
TR1 2LS

www.alderking.com



[Ian Simpson

01872 227004
07990 891028

isimpson@alderking.com



Clare Duncan

01872 227000
07990 003422

cduncan@alderking.com

AK Ref: IS/CD Date: June 2026
Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA. A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

