

PR.240208

For Sale

Industrial Land with Outline Planning Permission

**Plot 2, Land at Higher Trevellas St. Agnes,
Cornwall. TR5 0XS**

0.18 Ha (0.44 Acres) approx.

Freehold - £150,000



- Land with outline planning permission for the erection of an industrial building (E Use Class) to include office/light industrial use.

LOCATION

The land is located at Higher Trevellas, St Agnes, which comprises a mixed use industrial/residential area on the edge of Perranporth Airfield. Higher Trevellas is located some two miles to the east of St Agnes and one and half miles from Perranporth on the North Coast of Cornwall.

DESCRIPTION

Plot 2 is accessed from the existing access road that serves Perranporth Airfield and comprises 0.18 Ha (0.44 acres) of land. Purchasers would be responsible for obtaining full detailed planning permission for the layout and design of any building.

SERVICES

We are advised that main services, water, electricity and telephones are available, with foul drainage to a private system.

TOWN PLANNING

Outline planning permission was granted for the erection of workspace buildings within E Use Class (Excluding E(a) and E(b) sub classes on the 9th January 2024 with the reference PA23/08069.

TERMS

Freehold: £150,000

VAT

All prices quoted are exclusive of VAT which will be chargeable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs with any transaction.

STAMP DUTY

Any transaction will be the subject of stamp duty and prospective purchasers are advised to seek professional advice in respect of stamp duty liability.

VIEWING

By appointment through the vendor's agents; BLS Estates, 1 Riverside House, Heron Way, Newham, Truro. Telephone 01872 222777.

MONEY LAUNDERING

Under the Money Laundering Regulations 2017, BLS Estates will require any purchaser to provide proof of identity and address, prior to exchange.

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of BLS Estates' expertise and accordingly:-

- (1) BLS Estates makes no responsibility as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) BLS Estates strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

Whilst every effort has been made to ensure accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.



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LOCATION PLAN
1:1250



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