

# Miller Commercial

Chartered Surveyors and Business Property Specialists



North Elevation [Unit 5-8]  
1 : 100



East Elevation [Unit 5-8]  
1 : 100



South Elevation [Unit 5-8]  
1 : 100



West Elevation [Unit 5-8]  
1 : 100



## The Old Quarry, Polmear Hill, Par PL24 2AR

- FOR SALE
- LAND WITH CONSENT FOR OFFICE DEVELOPMENT
- PA20/03756

- PERMISSION FOR 683 SQ M (7,352 SQ FT).
- SITE EXTENDS TO 0.38 HA (0.95 ACRES)
- CLOSE TO POPULAR BEACH

Asking price £195,000 Freehold

## LOCATION

Located in a secluded location with countryside views, the site is accessed from the primary road between the village of Par and town of Fowey. Moments from Par Beach and Par Sands Holiday Park. It is situated 1 mile from the village of Par and its mainline railway station which connects to London Paddington, under 3 miles from the historic port of Fowey and 3.5 miles from the world famous Eden Project. The main draw to this area is during the summer months as it is next to Par Sands beach. For companies seeking the much sought after 'work life balance' this offers an excellent prospect.

## THE SITE

The site is a former stone quarry and offers an area of circa 0.38 hectares (0.95 acres), much of this is on gently sloping ground.

The proposed development provides for two separate office buildings, each with a combined gross internal area of 683 sq m (7,351.8 sq ft). The site will further provide a tarmac access road and pavement, separate cycle/foot path, twelve vehicular parking spaces (two of which are allocated as disabled), bicycle parking area, refuse and a recycling storage area.

## REPORTS

We hold copies of various reports for the site which can be made available to prospective purchasers on request:

## PLANNING

The site benefits from the grant of conditional planning consent under reference number: PA20/03756

The full suite of documents can be downloaded via <https://www.cornwall.gov.uk/environment-and-planning/planning/online-planning-register/>

## METHOD OF SALE

The site is offered for sale by way of Private Treaty paying regard to the provisions below.

## CLAWBACK/OVERAGE

The vendors intend to register clawback/overage provisions against the title whereby should a future owner obtain planning consent for change of use for residential development resulting in an uplift in value they will receive a payment equivalent to 40% of that uplift. This provision will be in place for 20 years from the sale date. Contact Miller Commercial for further details.

## AGENTS NOTE

We believe this property is potentially exempt from Community Infrastructure Levy, however we would advise applicants to make their own enquiries with the Council. Should an alternative use of the scheme subsequently be sought, it is possible that a CIL payment may become payable.

## VAT

Any guide price is quoted exclusive of VAT, where applicable.



We understand that this land has not been elected for VAT.

## CONTACT

For further information or an appointment to view please contact either:-

Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk) or

Will Duckworth on 01872 247034 or via email [wd@miller-commercial.co.uk](mailto:wd@miller-commercial.co.uk)

**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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