



**PREDANNACK PROPERTY, THE LIZARD, HELSTON TR12 7AU**

**£1,100,000 OIE**

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists



**SUMMARY:**

MIXED RESIDENTIAL CHALET SITE IN C. 3.0 ACRES

SITED 21 OCCUPIED UNITS, EXTANT PP FOR  
ADDITIONAL 22

LOCATED IN SEMI RURAL POSITION ON THE LIZARD

100% OCCUPANCY, COUNCIL (80%) AND PRIVATE  
(20%)

TURNOVER AND INCOME AVAILABLE UPON REQUEST

FORMER RAF (REDUNDANT) BUILDINGS C. 560 SQM /  
6,088 SQFT

EPC - AVAILABLE UPON REQUEST

**LOCATION:**

The Predannack site is in a semi rural position on the A394, approximately 2.4 miles to The Lizard and 8.8 miles to Helston.

The Lizard is widely regarded as a holiday location, with it's open expanses of moorland, beaches such as Kynance and Kennack and the Helford River.

Helston is a good size town with national and niche retailers, primary and secondary schooling and leisure / hospitality facilities.

**BUSINESS:**

We are advised the chalets are fully let and typically have a client base of c. 80% council and 20% private. Rental range of £480 to £550 pcm, inc. water and drainage, excludes electricity and council tax.

Turnover information will be advised upon request. Please note trading data will not be available.

**PROPERTIES:**

**Part Predannack Site** : Approximately 1.5 acres. (Planning Application originally for 27 dwellings - see below).

14 (fourteen) single storey chalets built in 1941 and 1961 in 4 blocks and 2 (two) attached / adjacent to the former RAF building. Total 16 units.

NB : access not available for inspection.

**Part Trevelyan Site** : Approximately 1.5 acres.(Appeal Granted for 21 x 2 bed chalets/ dwellings - see below).

4 (four) chalets built in 2014 and 1 (one) static caravan placed in 2014. Total 5 units.

NB : access not available for inspection.

**Former RAF Building** : In a semi-redundant state of repair; comprising Gym 9.51m x 8.58m; Dance Hall 12.13m x 8.55m; Naafi 21.35m x 8.27m and ; Cinema 21.86m x 8.26m Potential for alternative use (STPP).



**RELEVANT ADDITIONAL PLANNING PERMISSIONS:****Part Predannack Site :**

Planning Permission W2/63/16425/F for 27 (Twenty Seven) permanent dwelling. 16 built, client retains 5, so additional Permission for 6 units on this part of the site.

**Part Trevelyan Site :**

Appeal Decision (November 2016)  
APP/DO840/C/16/3147298 and 3147305, for 21 2 x bed chalets and the continued use of the 5 sited as dwellings, the land was identified as a hamlet and a rural exception site. 21 (Twenty One) permanent dwelling. 5 built, so additional Permission for 16 units on this part of the site based on appeal decision notice.

**NEW SITE ACCESS:**

Pedestrian and vehicular right of way to be granted by site owners over entrance fronting A394 into the site known as Part Trevelyan. This will form the primary entrance into the purchase site areas.

**COVENANTS:**

Copy of Restrictive Covenants from the Transferor and Positive Covenants by the Transferee available upon request.

**TITLES:**

Whole of land within title CL255755 and part of the land within titles CL96377 and CL73598.

**METHOD OF SALE:**

Private Treaty between seller and buyer on an Unconditional basis.

**SERVICES:**

Advised by clients:  
Mains electricity  
Private water via borehole (Mains Water is in main road)  
Private drainage

NB : The new owner of this site will enter into a legal agreement with the existing site owner, who is to retain a part of the site with regards to an interim arrangement for access / supply of services until such time (up to 6 months post-Completion) separate services / metering can be installed.

**STOCK & INVENTORY:**

Not applicable.

**VAT:**

The site is not elected for VAT on the purchase.

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

**BUSINESS RATES & COUNCIL TAX:**

No business rates located. Council Tax Band is typically A.

**ENERGY PERFORMANCE CERTIFICATE:**

Full list available on National Database for chalets. Former RAF building exempt as is redundant.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

**Graham Timmins** on 01872 247019

Email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk)

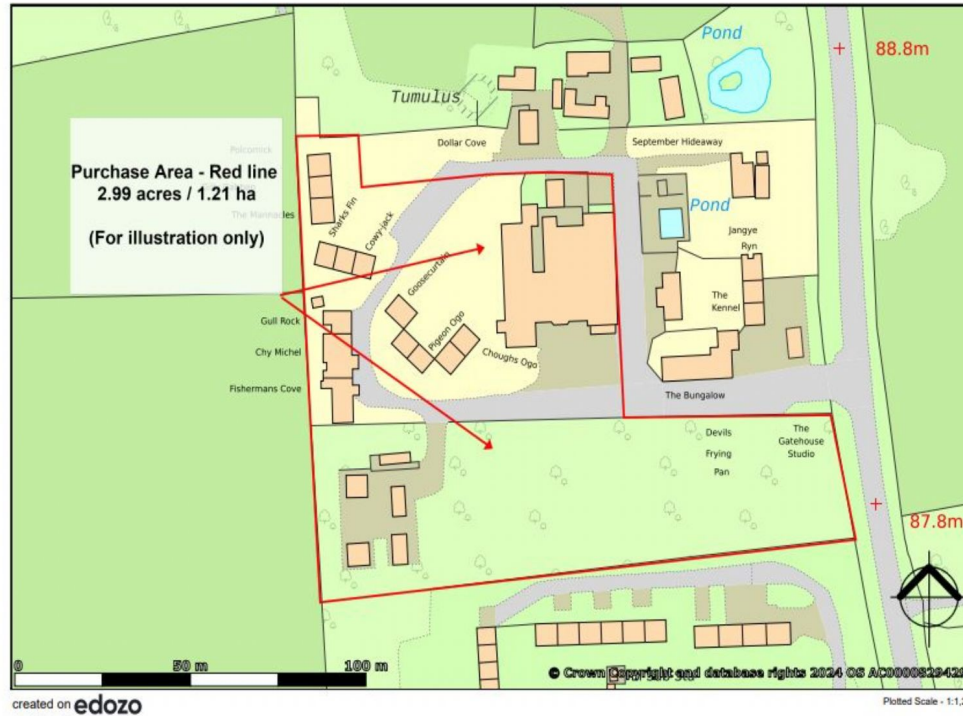
**Jonny Bright** on 01872 247022

Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)





Predannack Residential & Leisure Site , Predannack, Helston, TR12 7AU



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

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