



DEVELOPMENT LAND, ADJACENT TO 'HAWKSFIELD', ST BREOCK, WADEBRIDGE, PL27 7LR

Freehold development land located immediately adjacent to the iconic 'Hawksfield' development on the A39, well located to serve Wadebridge, Harlyn, Trevone, Padstow, and further afield. The land shaded green has a certificate of lawfulness for B8 use and is considered suitable for the development of light industrial units (subject to consent).

- WELL LOCATED DEVELOPMENT LAND ADJACENT TO THE ICONIC 'HAWKSFIELD' SITE
- LOCATED CLOSE TO PADSTOW, TREVONE, HARLYN AND WADEBRIDGE
- CURRENT 'B8' USE CLASS FOR LAND SHADED GREEN MEASURING 0.716 ACRES (0.29 HECTARES)
- TOTAL SITE 6.206 ACRES (2.51 HECTARES)

GUIDE PRICE £400,000

LOCATION:

Located in north Cornwall's 'Golden Triangle' between Padstow, Trevone, Wadebridge and Harlyn the property is a stones throw from some of the counties finest beaches and the ever popular harbour at Padstow. Being adjacent to the 'Atlantic Highway' (A39) assists with connectivity to the north coast and the A30 trunk road.

SCHEDULE OF ACCOMMODATION:

The parcel with the Certificate of Lawfulness for B8 use is identified in green on the plan attached and measures approximately 0.716 acres (0.29 hectares)
The total land holding extends to approximately 6.206 acres (2.51 hectares).
The land required for the access lane between the A389 and the property will also transfer to the purchasers, with the vendors retaining a right of access to their retained land fronting the A389.

PLANNING:

The parcel identified in green on the plan attached has a 'Certificate of Lawfulness' for B8 use under PA21/05853. Class B8 permits Storage or distribution, including open air storage. Other uses may be considered suitable by the Local Authority subject to a further planning application.

The land is considered well suited for development, subject to the necessary consents being obtained.

PURCHASERS PACK:

Miller Commercial hold copies of all relevant recent planning documents ,copies are available upon request.

The planning application documents for the certificate of lawfulness are also available via Cornwall Councils planning portal by inputting the reference number PA21/05853.
www.gov.uk/planning-and-building-control/planning-applications/online-planning-register/

TENURE:

Freehold
This is on the basis of an unconditional sale with the following overage provision:

The vendors intend to register clawback/overage provisions against the relevant section/s of the title whereby should a future owner obtain planning consent for change of use for development resulting in an uplift in value they will receive a payment equivalent to £40,000 per acre pro rated. This provision will be in place for 20 years from the sale date.

VAT:

We have been advised this land has not been elected for VAT

LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

COSTS:

Each party to bear their own costs.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
National Grid: 0800 096 3080
South West Water: 0800 169 1144
Wales and West Utilities: 0800 912 2999

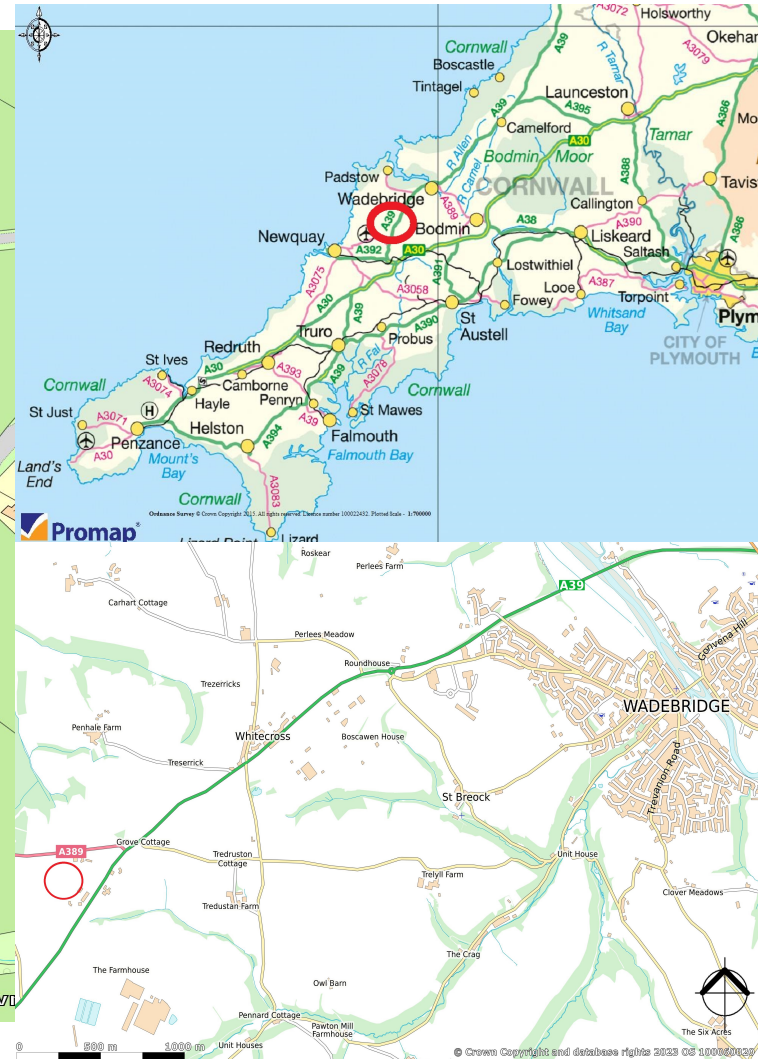
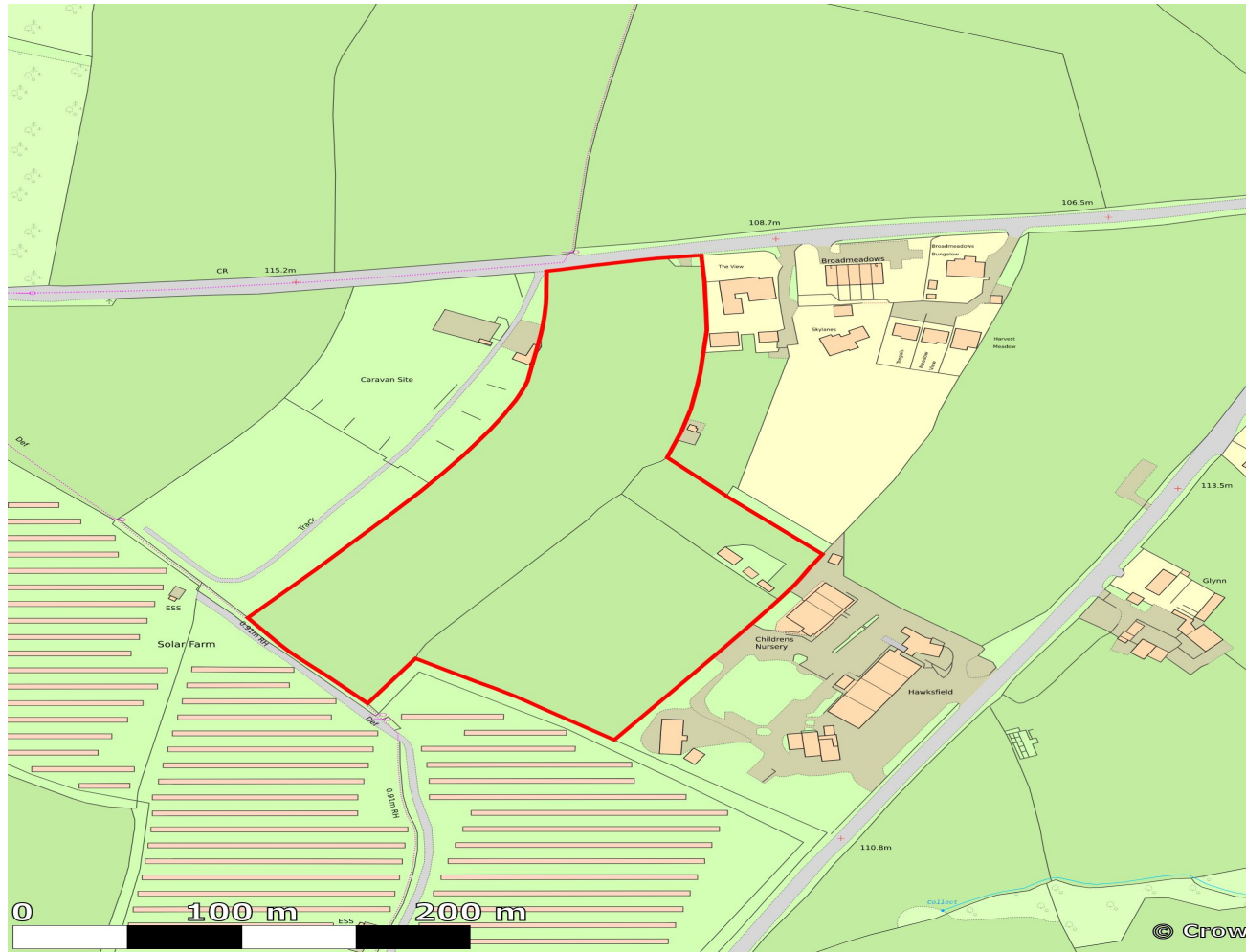
CONTACT INFORMATION:

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

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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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