



DEVELOPMENT LAND, ST GEORGES ROAD, NANPEAN, PL26 7YN

The property comprises a generally level plot within a gated compound and accessed across a bridge. The plot is well screened from the village with an established tree border.

Planning has previously been granted.

Consent was granted for a three-storey office building providing a gross floor area of 4,152 sq ft (385.8 sq m) with external parking

- **FREEHOLD DEVELOPMENT LAND**
- **1.9 ACRES (0.77 HECTARES)**
- **LOCATED IN CENTRAL CORNWALL**
- **SUBSTANTIAL LEVEL, GATED PLOT**
- **PREVIOUS CONSENT FOR BUILDINGS**

£1,400,000



LOCATION:

The property is located in the village of Nanpean in an easy to access location. The market town of St Austell is approximately 3 miles distant. The A30 which is Cornwall's arterial route can be easily accessed from the Victoria junction which is approximately 6 miles to the east and the Indian Queens junction approximately 4 miles to the west.

DESCRIPTION:

The property comprises a generally level plot within a gated compound and accessed across a bridge. The plot is well screened from the village with an established tree border.

Planning has previously been granted as follows:

PA16/10205 | Proposed erection of a Storage and Distribution building (Class B8) and associated works.

Consent was granted for a unit of 16,146 sq ft 1,500 sq m with clear span beams, external yard space/parking and the ability to sub divide to provide up to 5 smaller units.

PA20/11420 | Proposed new office building. | St Georges Manor Nanpean St Austell Cornwall PL26 7YN.

Consent was granted for a three-storey office building providing a gross floor area of 4,152 sq ft (385.8 sq m) with external parking.

SCHEDULE OF ACCOMMODATION:

The plot extent measures approximately 0.768 hectare (1.9 acres).

TENURE:

Freehold

Leasehold will considered.

VAT:

We have been advised this property has not been elected for VAT.

LEGAL COSTS:

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

BUSINESS RATES:

We direct you towards <https://www.gov.uk/find-business-rates> for further information.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is Not Applicable.

VIEWING AND CONTACT INFORMATION:

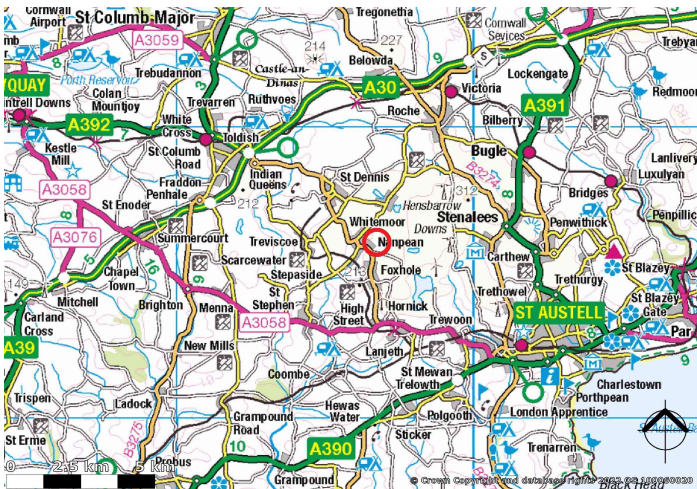
Strictly through Miller Commercial. Please contact either:-

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