

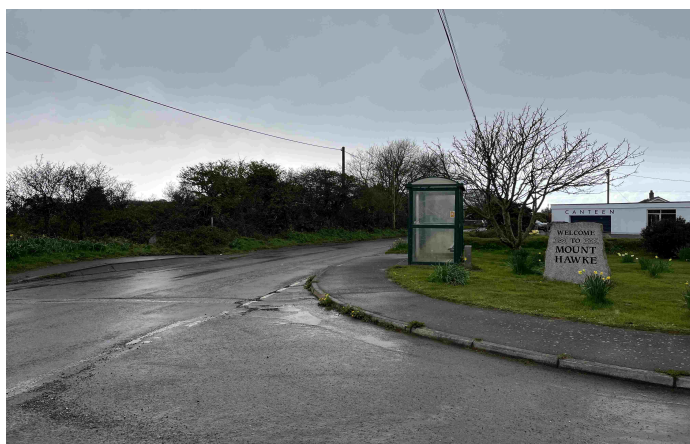
DEVELOPMENT LAND, ADJACENT TO THE OLD VICARAGE & COOSEWARTHA, MOUNT HAWKE, TRURO, TR4 8DE

A generally level parcel of land with access available directly off Church Road. The land extends to approximately 0.99 acre (0.4 Hectare) and is bounded on three sides, with the rear section to be enclosed by the purchaser upon completion of the sale. The vendors are to retain a vehicular right of access and right to lay services etc to the retained land behind.

Planning Permission in Principle (PIP) has been granted for up to 9 affordable dwellings*

- **FOR SALE BY INFORMAL TENDER**
- **CLOSING DATE: FRIDAY 21st JUNE 2024**
- **FREEHOLD RESIDENTIAL DEVELOPMENT LAND**
- **APPROXIMATELY 0.99 ACRE (0.4 HECTARE)**
- **WELL LOCATED WITHIN MOUNT HAWKE**
- **PERMISSION IN PRINCIPLE FOR UP TO 9 DWELLINGS***

OFFERS OVER £195,000



INFORMAL TENDER:

This property is to be sold by Informal Tender. The Tender date is Friday 21 June 2024 at 5pm. All offers should be submitted on the Tender Form which is attached to the PDF Brochure, forms are also available upon request.

Offers can be posted to Miller Commercial, Mansion House, Prices Street, Truro, TR1 2RF or emailed to th@miller-commercial.co.uk

LOCATION:

The popular village of Mount Hawke is well served with various amenities including several convenience stores, a surgery, Church and primary school. The nearby conurbations of Truro, Threemilestone and Redruth provide a wider range of services. Porthtowan beach on Cornwall's renowned North coast is within a 5-minute drive.

DESCRIPTION:

A generally level parcel of land with access available directly off Church Road. The land extends to approximately 0.99 acre (0.4 Hectare) and is bounded on three sides, with the rear section to be enclosed by the purchaser upon completion of the sale.

The vendors are to retain a vehicular right of access to the retained land behind.

PLANNING:

Planning Permission in Principle (PIP) has been granted for up to 9 affordable dwellings at this location under PA22/05499.

*Consent has been granted under Policy 9 of the Cornwall Local Plan which allows an element of open market housing subject to a financial appraisal.

PURCHASERS PACK:

A Purchasers Pack is available for inspection upon request.

VIEWINGS:

Interested parties are welcome to view the property after notifying the agents. Parking is available within close proximity to the property.

What 3 Words: shortage.legroom.winters

TENURE:

Freehold.

LEGAL COSTS:

Each party to bear their own costs on the basis of an unconditional sale.

VAT:

All the above prices/rentals are quoted exclusive of VAT where applicable. We have been advised the land is not elected for VAT.

VIEWING AND CONTACT INFORMATION:

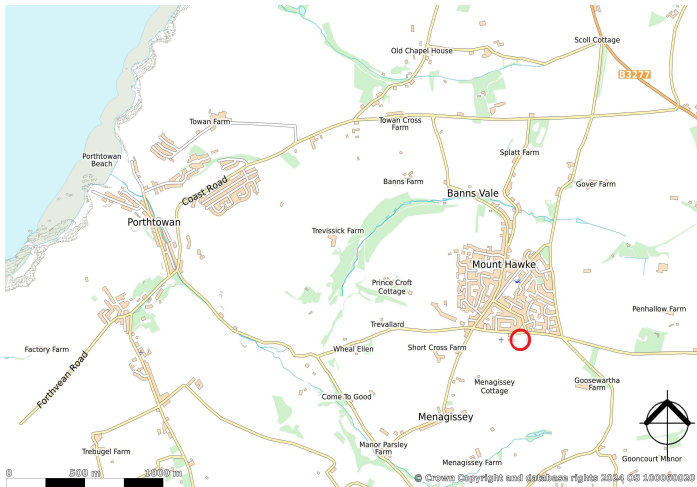
For further information or an appointment to view please contact:

Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk or

Tom Smith on 01872 247013

Email ts@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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Miller Commercial



Mansion House
Princes Street
Truro TR1 2RF
01872 247 000



INFORMAL TENDER / BEST AND FINAL OFFER

SUBJECT TO CONTRACT

SALE OF: Development Land adjacent to The Old Vicarage and Coosewartha, Church Road, Mount Hawke, Truro, Cornwall, TR4 8DE

CLOSING DATE: 5.00pm, Friday 21st June 2024

Tenderer's Name:

Address:

E-mail Address:

Telephone Number/s:

DETAILS OF OFFER

AMOUNT OF OFFER:

NON-REFUNDABLE DEPOSIT IF ANY: (PAYABLE UPON ACCEPTANCE)

CONDITIONS (TICK AS APPROPRIATE)

- CASH OFFER
- OR
- SUBJECT TO FINANCE

IF SO AMOUNT OF FINANCE:



Partners: M S Nightingale BSc (Hons) DipArb MRICS MCI Arb, B J Botting BSc FRICS IRRV, N G Maffey BA (Hons) MRICS. **Consultant:** P G Heather FRICS.
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'Partners' is used to refer to a member of Miller Commercial LLP.





DETAILS:

ANY OTHER CONDITIONS:

SOLICITOR (FIRM):

ADDRESS:

E-MAIL ADDRESS:

TELEPHONE NUMBER (DIRECT DIAL ONLY)

COLLUSIVE TENDERING CERTIFICATE

I understand the vendor does not have to accept the highest or any offer submitted.

The essence of Informal Tendering is that Miller Commercial shall receive bona fide competitive tenders (hereinafter called 'Tender'), from all persons interested in making an offer (hereinafter called 'The Offerer'). In recognition of this principle.

The Offerer certifies that this is a bona fide Tender, intended to be competitive and that there has been no fixing or adjusting of the amount of the Tender quoted by or under or in accordance with any agreement or arrangement with any other person.

The offer must be a specific sum and bear no relationship to any other offer which we may receive.

The Offerer also certifies that none of the following acts have been done or will be carried out:

- (a) Communicating to a person other than Miller Commercial the amount or approximate amount of the Offerer's proposed or actual Tender (other than in confidence for the preparation of the Tender for mortgage/funding purposes); or
- (b) Entering into any agreement or arrangement with any other person that he shall refrain from tendering or as to the amount of any Tender to be submitted, or
- (c) Offering or agreeing to pay or give any sum of money, inducement or valuable consideration directly or indirectly to any person for doing or having done or causing or having caused to be done in relation to this or any other Tender or proposed Tender any act or omission.

Signed (as Form of Tender) Tenderer's Signature

Print Name(s) in full

Duly authorised to sign for and on behalf of
(Name of Tenderer)

