

## DEVELOPMENT LAND FOR SALE - THE OLD TRIHORN, QUINTRELL DOWNS, NEWQUAY, CORNWALL, TR8 4LJ

Commercial development land with consent located strategically between Newquay and the A30. The current outline consent provides for a range of industrial units within the B2 use class. Whilst the scheme can be delivered in this format, there is the potential to vary the design to suit a variety of layouts.

- **COMMERCIAL DEVELOPMENT LAND WITH CONSENT**
- **1.4 ACRES (0.57 HECTARE)**
- **ADJACENT TO A392 ROAD**
- **CONSENT FOR INDUSTRIAL UNITS (B2 USE CLASS)**
- **ESTABLISHED TRADING LOCATION**
- **LOCATED CLOSE TO NEWQUAY**

**£575,000 FREEHOLD**

**LOCATION:**

The property is located on the fringe of Quintrell Downs in a highly visible location adjacent to the A392, this is one of the primary routes between Newquay and the A30 which is Cornwall's trunk road. The Old Trihorn is an established trading location with Roger Old Auto's occupying the remainder of the site

**DESCRIPTION:**

Well located commercial development land with consent for Industrial Units. The consent provides for a total of 11,270 sq ft between 6 blocks. Prospective purchasers may seek to vary the consent to better suit their requirements. The site is generally level, currently laid to pasture and benefits from an established access which is to be shared with the neighbouring premises.

**SCHEDULE OF ACCOMMODATION:**

Approximately 1.4 Acres (0.57 Hectare).

**TENURE:**

Freehold

**PLANNING AND DEVELOPMENT:**

PA21/09326 - Outline Application for proposed additional B2 units including access, appearance, layout and scale (landscaping reserved) Granted 10th October 2022.

The consent affords the creation of the following units:

Block 1 - 2 x Units of 70 Sq M

Block 2 - 2 x Units of 70 Sq M

Block 3 - 8 x Units of 45 Sq M

Block 4 - 3 x Units of 45 Sq M

Block 5 - 2 x Units of 45 Sq M

Block 6 - 4 x Units of 70 Sq M

The units are to be of steel portal frame construction with sheet profile exterior.

A water main flanks the perimeter of the site, the development has been arranged to maximize the developable area.

**SERVICE CHARGE:**

A service charge may be required regarding the shared entrance and any common areas.

**VAT:**

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

**LEGAL COSTS:**

Each party to bear their own costs whether it completes or other wise.

**VIEWING AND CONTACT INFORMATION:**

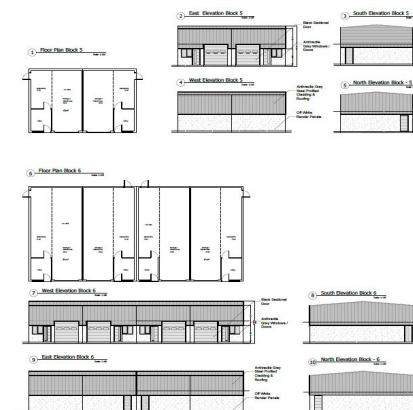
Strictly through Miller Commercial. Please contact either:-

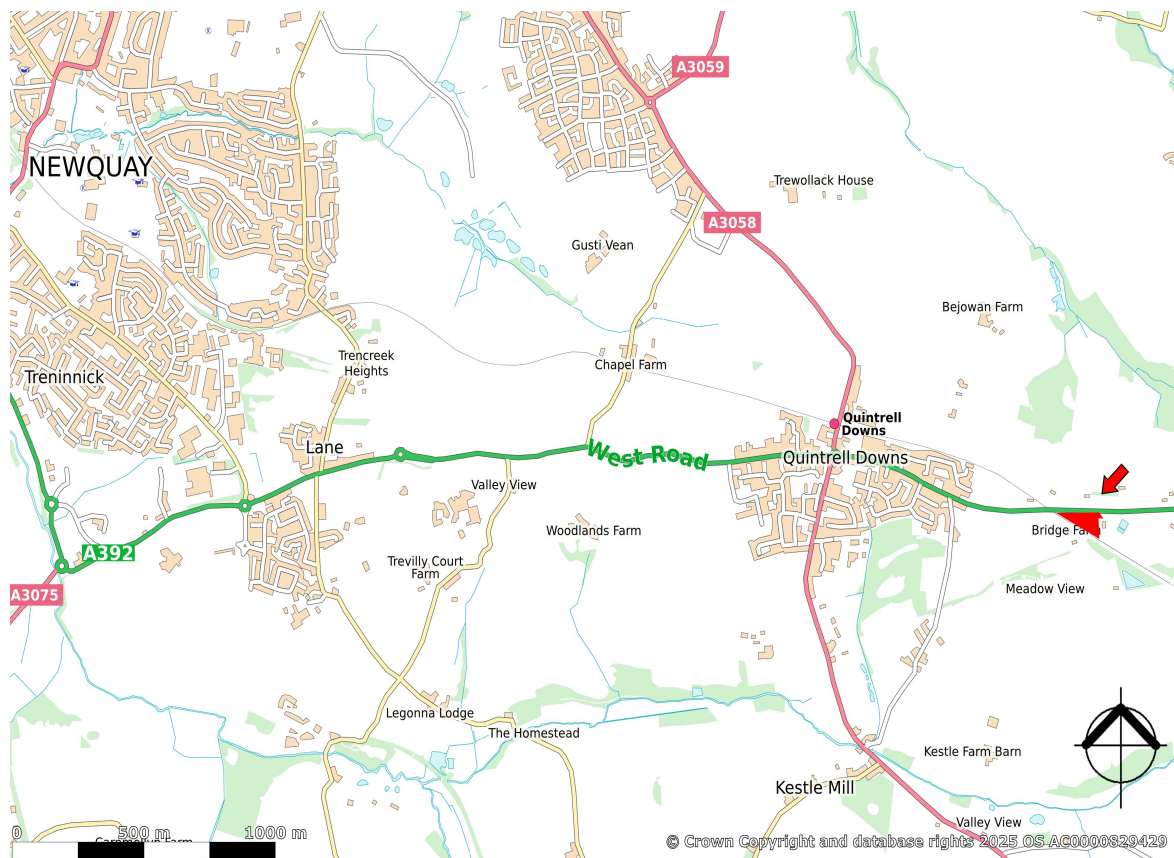
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