



## ST. MERRYNS HOTEL, ST IVES ROAD, CARBIS BAY, ST. IVES, CORNWALL, TR26 2PN

A rare opportunity to acquire a freehold development property in this much sought after location with the potential for a successful offeror to provide input to the eventual planning application for redevelopment.

The site is well laid out sloping gently down from West to East and comprising circa 0.56 acres, with plenty of car parking and garages to the rear, and pleasant gardens to the front and side.

- **PRIME DEVELOPMENT OPPORTUNITY**
- **0.56 ACRE (0.23 HECTARE)**
- **SOUGHT AFTER LOCATION CLOSE TO ST IVES**
- **GENEROUS PLOT**
- **CONDITIONAL AND UNCONDITIONAL OFFERS CONSIDERED**
- **EPC D (81)**

**OFFERS OVER £2,500,000**







**LOCATION:**

St Merryn Hotel is situated in a peaceful location directly on Helca Drive, also fronting the main A3074 leading into St Ives, above the Carbis Bay Beach and a 20 minute stroll downhill to the famous Porthminster Beach and St Ives town centre. The branch line railway station which connects St Ives to St Erth (mainline railway station with regular connections to London Paddington) is a 16 minute walk.

St Ives is a traditional fishing port and beautiful harbour with charming, cobbled streets and alleys lined with quaint cottages incorporating a wonderful range of commercial activities including the world-famous Tate Gallery perched above Porthmeor Beach noted for its surfing and fine white sand.

The property is situated a stone's throw from Tesco supermarket and immediately to the rear, the recently constructed San Lorenzo Court; a McCarthy and Stone development.

**SCHEDULE OF ACCOMMODATION:**

Total site extent: 0.56 Acre (0.23 Hectare).

The existing premises provides the following approximate accommodation over three floors.  
7,147 Sq ft (664 Sq m).

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**TENURE:**

Freehold.

**OPPORTUNITY AND PLANNING:**

St Merryn is a very prominent hotel which is well suited for redevelopment with a residential development scheme being the most logical option.

**PA24-00490-PREAPP**

The vendors have sought pre planning application advice for an open market, residential redevelopment scheme. The Local Authority and St Ives Town Council have both provided positive feedback.

A firm of architects have been appointed to progress a suitable scheme for this location and submit a full planning application. An indicative, thoughtful scheme with supporting concept sketches have been provided.

The current proposal seeks to deliver the following residential accommodation:

7No 4 bedroom townhouses

2No 2 bedroom bungalows

The proposed scheme is being designed not to exceed 10,764 Sq Ft (1,000 Sq M).

**Community Infrastructure Levy**

This has been estimated as £80,000 however we strongly advise all interested parties to make their own enquiries.

Our clients are seeking expressions of interest/early engagement from developers prior to progressing a suitable planning application. Whilst unconditional offers are preferred, consideration will be given to conditional offers/option agreements/joint ventures.

**ADDITIONAL INFORMATION:**

Please contact the agents for access to the property file.

**VAT:**

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

**LEGAL COSTS:**

On the basis of an unconditional sale, each party to bear their own costs.

On the basis of a conditional sale, the purchaser to either pay or contribute towards the vendors reasonable legal costs (subject to negotiation).

**AGENTS NOTE:**

This property sits within an area subject to the H2 Policy.

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £42,250 as per the 2023 Assessment. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is D (81).

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

**Thomas Hewitt** on 01872 247025

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

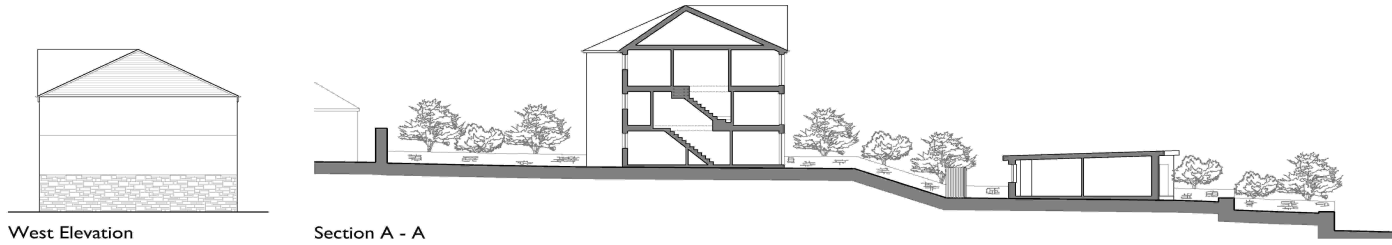
or

**Mike Nightingale** on 01872 247008

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

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West Elevation

Section A - A



North Elevation



South Elevation



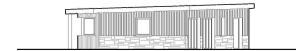
North Elevation



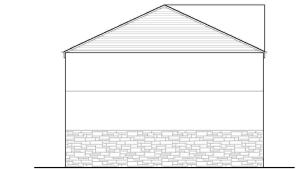
South Elevation



West Elevation



East Elevation



East Elevation

Revisions		Date	Issue	Drawn	Checked
		June 2024			

**Notes**

- The drawing is the property of rta architects and may include confidential information. Any disclosure shall be made subject to written consent of rta architects.
- All dimensions are given in millimetres unless otherwise stated.
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- The drawings are to be used for the purpose of the project only and are not to be used for any other purpose without the written consent of rta architects.
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Stage	Search Scheme	
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Project No.	Drawing No.	Rev.
2024/2470	2024/	

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EG Radius Leaderboards







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