



FOR SALE

DEVELOPMENT LAND Trevol Business Park, Trevol road, Torpoint, Cornwall PL11 2TB

Summary

0.65 hectares 1.6 acres

- Established Business Park
- Good accessibility to Plymouth & SE Cornwall
- Existing Planning Consent for 11 units
- All Mains services available to site
- For sale as a whole or in parts

**William
Lean**

Commercial
Property and
Development
Consultants

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Location

Trevol Business Park is a well established industrial estate situated on the north-west side of Torpoint in South East Cornwall. The Estate lies immediately opposite HMS Raleigh, the Royal Navy's main cadet training establishment.

The Business Park is just over 1.5 miles from the Torpoint Ferry terminal linking to the City of Plymouth and with the A374 links westward into Cornwall and around to Saltash and the A38.

Description

The land is an irregular shaped site, currently grassed, and bordered on three sides by roads for potential access. The land does slope gently from north down to the south.

Planning consent

Planning permission has been granted by Cornwall Council under reference PA17/00935, dated 22nd March 2017, for development of the land by way of two storey business units with ancillary car parking, landscaping and new vehicular accesses.

The scheme provides two detached units on the east side of the land either side of the existing stub road for access. These are each 278.7 sq m (3,000 sq ft) Gross internal ground floor area.

It also provides for two terraces of a total of 9 units each of 92.9 sq m (1,000 sq ft) Gross Internal ground floor area.

Services

Mains Electricity (including 3 phase), Gas, Water and Drainage services are connected to the site or available within the adjacent pavement.

Proposal

Offers are invited for the land with the benefit of the existing planning consent – which has been actioned and confirmed by the local planning authority.

Service charges

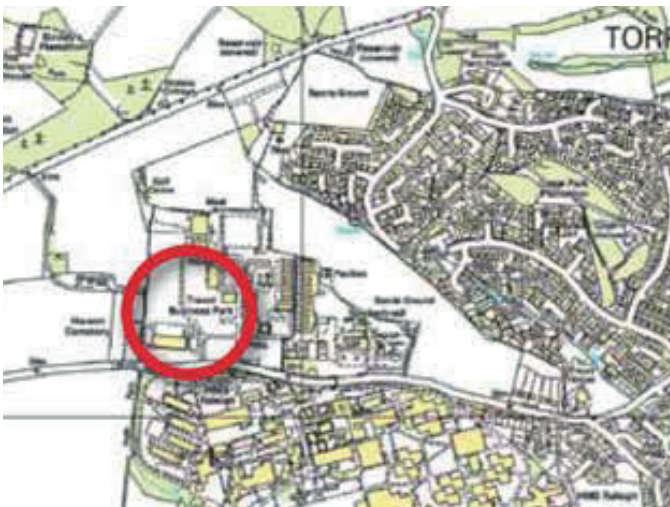
As the roads and pavements on the Trevol Business Park are not adopted as public highway, there will be a quarterly service charge payment towards the costs of management of the Business Park including insurance, road and drainage repairs and maintenance and landscaping.

Legal Costs

Each side will be responsible for their own legal and professional fees incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be charged.



Viewing and Further Information
Strictly through the Sole Agents.
Please contact:



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