

LAND FOR SALE, PERRANPORTH, TR6 0DB



- POTENTIAL DEVELOPMENT SITE (SUBJECT TO PLANNING)
- APPROXIMATELY 6 ACRES
- CLOSE TO VILLAGE CENTRE, GOLF COURSE AND BEACH
- CONDITIONAL & UNCONDITIONAL OFFERS CONSIDERED
- CURRENTLY TRADING AS A HOLIDAY PARK

**PRICE ON APPLICATION
FREEHOLD**

Miller Commercial

The business property specialists



LOCATION

Perranporth has seen significant investment in recent years with a number of high profile developments currently underway including most notably the former Ponsmere Hotel site which has been replaced with luxury apartments and houses. Perranporth itself is one of the regions most popular tourist destinations owing to its glorious Sandy Beach, dramatic coastline and ease of access from the nearby A30.

THE SITE

The site extends to approx 6 acres and enjoys a sheltered valley setting just moments from the heart of the village and its amenities. Whilst there is currently an established vehicular and pedestrian access via Budnick Road we are advised that our clients historically gained consent to create a more substantial access road directly off Budnick Hill which is the main road linking Perranporth to the A30 and Newquay although this consent has now lapsed and potentially interested parties must make there own enquiries in this regard.

Given the villages immense appeal it is envisaged that the site may appeal to not only Residential developers but also Leisure site developers/operators looking to create a Luxury Lodge development or similar.

PROPOSAL

Our clients are willing to entertain both conditional and unconditional offers for the site.

AGENTS NOTE 1

Our clients are retaining a property in the SE corner of the site and will require a right of access across the site both during and post

completion.

AGENTS NOTE 2

Any images and site plans are merely indicative and for guidance purposes only.

VIEWINGS

The site is open for viewings during normal working hours and is currently known as Perranporth Camping & Touring Park.

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

VALUE ADDED TAX

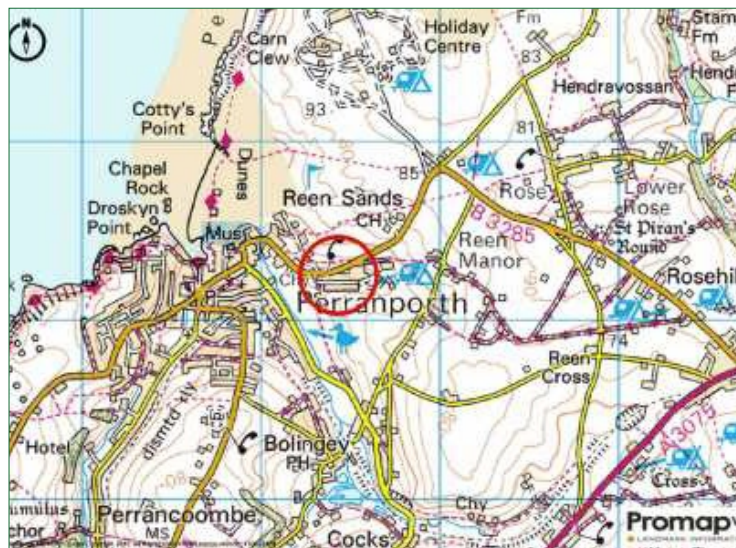
All the above prices/rentals are quoted exclusive of VAT, where applicable.

CONTACT INFORMATION

For further information or an appointment to view please contact:-

Paul Collins on 01872 247029 or via email pc@miller-commercial.co.uk





PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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