

# APARTMENTS AND POSSIBLE DEVELOPMENT LAND, TRENCREEK ROAD, NEWQUAY, TR8 4NN



- INVESTMENT/DEVELOPMENT OPPORTUNITY
- 10 APARTMENTS
- 1 BEDROOM CHALET
- ADDITIONAL LAND AVAILABLE
- EPC'S RANGING FROM D-F

**GUIDE PRICE £1,150,000**  
**FREEHOLD**

## Miller Commercial

The business property specialists





## SITUATION

The property is situated in Trencreek just moments from the centre of Newquay and benefits from easy access to the A30 which is the main arterial route through the County and is a short distance from Newquay airport. Newquay needs little introduction as one of the Counties foremost tourist destinations attracting hundreds of thousands of visitors each year.

## THE PROPERTY

The apartments and chalet were originally operated as a holiday letting business by our clients and have the benefit of full residential consent. The building is now in need of refurbishment/upgrading and may appeal to those seeking a buy to let portfolio, holiday complex or alternatively as the main building is in two blocks it could be utilised by an extended family with letting income.

## SCHEDULE OF ACCOMMODATION

As previously alluded to, the apartments are in two separate blocks and comprise in total 8 x two bedroom apartments and 2 x 1 bedroom apartments. Within the grounds is a separate 1 bedroom chalet, a garage/ workshop, large car park and a children's play area. In total the site extends to circa 0.75 acres.

## AGENTS NOTE

Our clients own a further 2.6 acres of Land adjoining the above which may be suitable for a housing development or similar, conditional offers are invited for the aforementioned which has a guide price of £1m.

## 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](mailto:pc@miller-commercial.co.uk)

## LOCAL AUTHORITY

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for the properties range from D-F.  
A full schedule is available upon request from the selling agent.

## INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

## 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

## SUPERFAST BROADBAND

For more information on whether the premises are capable of benefitting from the new high speed fibre-based broadband connection visit <http://www.superfastcornwall.org/>.

## VALUE ADDED TAX

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



**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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

**VIEWING:** Strictly by prior appointment through Miller Commercial.



**ESTATES GAZETTE AWARDED**  
**MILLER COMMERCIAL**  
Cornwall's Most Active Agent  
8th Year Running

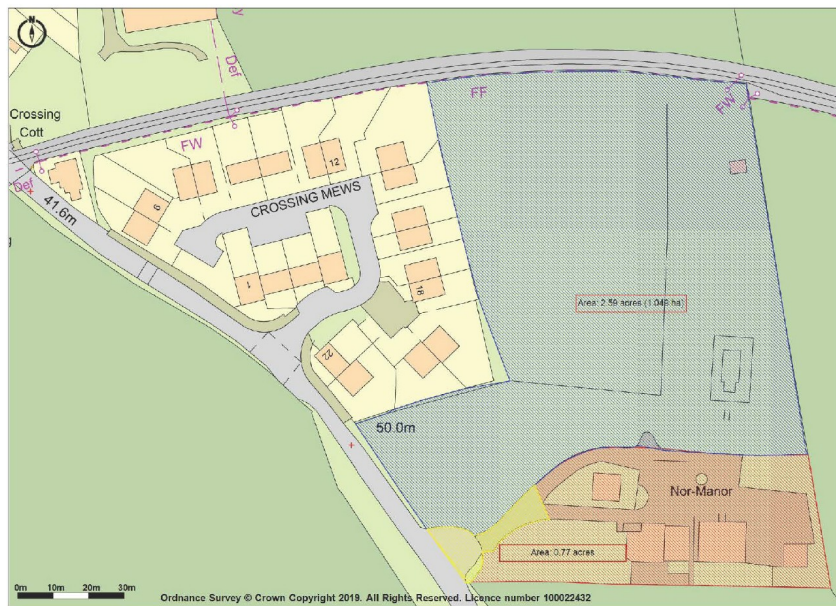


• Commercial Agency • Business Transfer Agency • Valuations • Tax Valuations • Property Management  
• Property Investment • Sales Acquisitions • Asset Management • Commercial Agency • Business Transfer  
Agency • Valuations • Tax Valuations • Property Management • Valuations • Tax Valuations • Property

# Miller Commercial



Nor Manor Holiday Apartments, Trencreek Road, Newquay TR8 4NN



**Promapv2**  
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2018. All Rights Reserved.  
Licence number 100022432  
Printed Scale 1:1250 Paper Size A4



**ESTATES GAZETTE AWARDED**  
**MILLER COMMERCIAL**  
Cornwall's Most Active Agent  
8th Year Running



• Commercial Agency • Business Transfer Agency • Valuations • Tax Valuations • Property Management  
• Property Investment • Sales Acquisitions • Asset Management • Commercial Agency • Business Transfer  
Agency • Valuations • Tax Valuations • Property Management • Valuations • Tax Valuations • Property

# Miller Commercial

