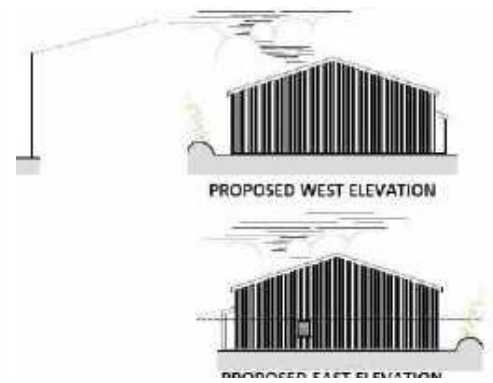
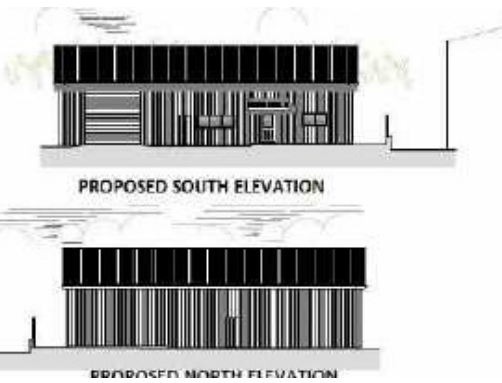


# Miller Commercial

Chartered Surveyors and Business Property Specialists



## Development Plot, Toldish Lane, Indian Queens, St Columb TR9 6HL

- FOR SALE
- STRATEGICALLY LOCATED
- INDUSTRIAL DEVELOPMENT LAND
- TOTAL SITE 0.23 ACRES
- PROPOSED UNIT 3,390 SQ FT (315 SQ M)
- CLOSE TO A30 INDIAN QUEENS JUNCTION

Asking price £190,000 Freehold

## LOCATION

Located just off the A30 in the centre of Cornwall. Indian Queens is a sought after industrial location due to its strategic position. The A30 provides the main link across Cornwall and Devon, to a range of destinations which include Redruth, Penzance and Truro to the West and Bodmin, Exeter, and the M5 to the East. Within Cornwall the A30 provides access to St Austell via the A391, Truro and Falmouth via the A39 (south), Newquay via the A392 and north Devon via the A39 (north).

## DESCRIPTION

The development plot is generally regular in shape and level throughout, extending to circa 0.23 acres (0.093 hectare). As per the St Enoder Parish Neighbourhood Plan\* this plot sits within an area allocated as employment land.

\*From Cornwall Councils website: 'The Neighbourhood Plan is awaiting referendum, all Referendums have been postponed until July 2021 due to the Covid-19 pandemic. The Plans awaiting Referendum currently carry significant weight in decision making.'

## PLANNING

PA21/03383 Planning has been granted for the erection of an industrial unit for the purposes of Use Class E(g) (i,ii,iii)

For clarity this is a linked permission and only the northern plot is being offered for sale.

The full suite of supporting documents can be downloaded from the planning portal <https://www.cornwall.gov.uk/planning-and-building-control/planning-applications/online-planning-register/>  
Alternatively, a pack can be requested from Miller Commercial.

## ACCOMMODATION

The submitted plans provide for an industrial unit of steel portal frame construction with a sheet profile exterior, metal roller shutter door, upvc pedestrians doors and windows, tarmac parking area and a wooden perimeter fence.

The proposed unit is to measure GIA is 3,390 Sq ft (315 sq m)

## METHOD OF SALE

The site is offered for sale by way of private treaty on an unconditional basis.

## GUIDE PRICE

Offers are sought for our clients freehold interest in the development site.

## LEGAL COSTS

Each party to bear their own costs.

## VAT



Any guide price is quoted exclusive of VAT, where applicable.

This land has not been elected for VAT.

## CONTACT

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

Thomas Hewitt on 01872 247025 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk) or

Thomas Smith on 01872 247013 or via email [th@miller-commercial.co.uk](mailto:th@miller-commercial.co.uk)

**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]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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