

Miller Commercial

Chartered Surveyors and Business Property Specialists



Development Land, Wheal Northey/Bucklers Lane, St Austell PL25 3JN

- FOR SALE
- FREEHOLD DEVELOPMENT OPPORTUNITY
- OFFERS INVITED
- FORMER TRANSPORT YARD
- PLOT APPROXIMATELY 1.13 HA (2.8 ACRES)
- SUITABLE FOR A VARIETY OF USES (STC)

POA Freehold



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LOCATION

Located on the eastern side of St Austell town centre in an easy to access location, the A390 and A391 which provides a connection to the A30 can be found nearby. The plot is adjacent to Wheal Northey Healthcare centre which provides a pharmacy and doctors surgery. Wheal Northey Industrial Estate also adjoins the plot. Occupiers include Dougfields Plumbers Supplies, Kernow Fixings and Coastal Specialist Ironmongery.

THE SITE

Occupying a plot of approximately 2.8 acres, the site was historically a transport yard. Vehicular access is available via Wheal Northey industrial estate to the north and via Bucklers Lane to the south. The plot has recently been cleared to demonstrate the full extent of the available area. A large area of hard standing is present in the middle of the plot, this previously formed the slabs of two industrial buildings which have since been removed. A programme of works to clear the plot of vegetation is in progress and close to completion.

POTENTIAL USES

The land to is considered suitable for a wide variety of commercial and industrial uses subject to the necessary consents being obtained from the Local Authority. The land has historically been used as a transport yard and is located between a mixture of commercial and residential properties.

COMMUNITY INFRASTRUCTURE LEVY

Prospective purchasers are advised to make their own enquiries on the likely level of CIL payable.

PURCHASERS PACK

The following are available by request:

Title plan and register

SWW drainage and water plan

We also hold a number of historic documents:

Flood risk assessment

Phase 1 Desk study report

GUIDE PRICE

Unconditional offers are invited for our clients freehold interest in the land whether in whole or in part.

RATEABLE VALUE

The rateable value is based on two separate areas.

The main yard has a rateable value of £5,040

The smaller yard to the south west is appended to the rateable value of the adjacent garage, our understanding is the liability for this area is £1,690

For further information interested parties are advised to contact the Valuation Office Agency.

www.voa.gov.uk or call 0300-1234-171



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 either:-

Thomas Hewitt on 01872 247025 or via email th@miller-commercial.co.uk or

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk

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