



**A SECURE COMPOUND WITH EXCELLENT ROAD ACCESS. THE
PROPERTY BENEFITS FROM PLANNING CONSENT FOR INDUSTRIAL
DEVELOPMENT**

**ST. GEORGE'S ROAD,
NANPEAN,
ST. AUSTELL
PL26 7XR**

£300,000

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LOCATION

The site lies within the village of Nanpean.

The property enjoys a central location with easy access to the A30. The market town of St Austell lies approximately 6 miles to the south east.

DESCRIPTION

The property comprises a level secure compound which has been fenced around the perimeter. The site measures approximately 1.91 acres (0.77 hectares).

Planning Consent has been granted for the Proposed erection of a Storage and Distribution building (Class B8).

The compound is mostly surfaced with concrete and tarmac.

There are double gates providing access on to the highway to the east.

The land is shown edged red on the attached plan.

SERVICES

It is understood that mains three phase electricity and water are connected.

RATEABLE VALUE

Rateable Value (2017) - £TBC

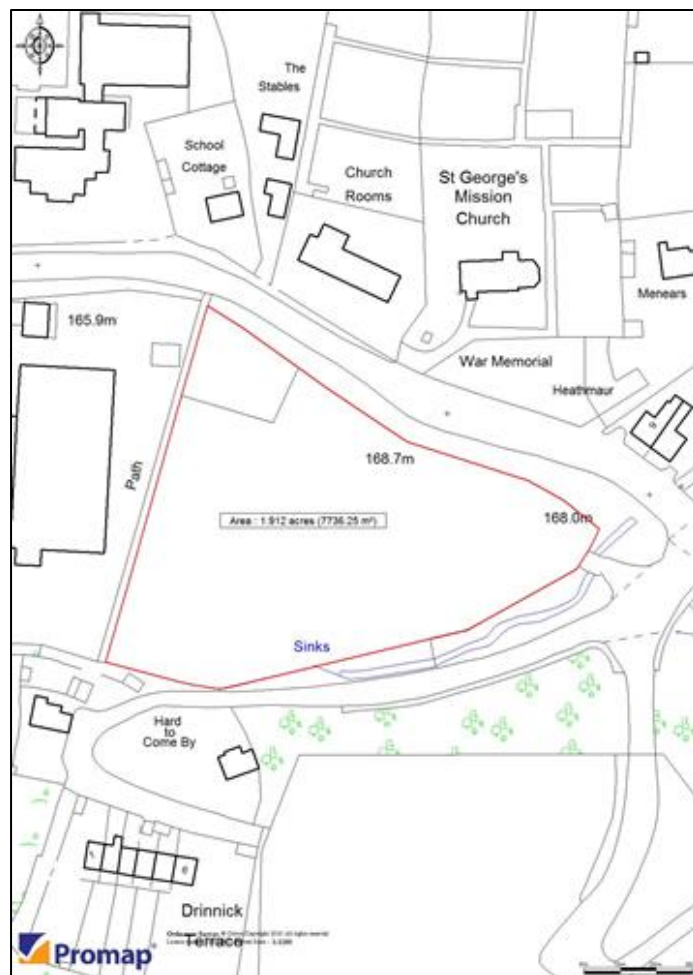
EPC RATING – EXEMPT

PLANNING

Conditional Planning Consent has been granted for the Proposed erection of a Storage and Distribution building (Class B8) and associated works under planning application number PA16/10205. Interested parties will need to make their own enquiries with Cornwall Council or enquire with the Agents for the full details.

PLAN

The Ordnance Extract shown on these particulars is believed to be correct. However, it is not to scale and is to be used for identification purposes only.



CONDITIONS OF SALE

The land is subject to a development reservation whereby if within 30 years (from 2016) planning permission is obtained for any residential or holiday development the buyer must pay to the seller 40% of the uplift in value.

This does not apply for commercial use.

TENURE

The land is freehold and will be offered with vacant possession upon completion.

DIRECTIONS

From the Indian Queens roundabout proceed through the village of St Dennis in to Nanpean. Once within Nanpean proceed through the village towards of Foxhole where the property will be found on the right hand side.

For viewing arrangements and further particulars, please contact the Agents – **JEFFERYS - 01579-342400**

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