



St Blazey Guide Price £335,000 Freehold

For informal tender is this commercial development site for fifteen industrial/commercial properties with ample parking, use for units has been granted for B1, B2 and B8 use including ancillary trade counter sales.

All tenders are to be placed in a sealed envelope and clearly marked "Development Land, Par" to the Commercial Office Comprigney House, Comprigney Hill, Truro, Cornwall TR1 3EF by 5pm on Friday 29 July 2011.

MILLER&SON

www.millerson.com

Development Site, Middleway, St Blazey, Par, PL24 2JH

Guide Price £335,000 Freehold

SITUATION

Situated in Par behind the Co Op store just off Middleway is this development land which now has an extant planning permission. The Planning consent which has been fully approved provides (26,250 sq.ft.) with 15 units and ample parking. Use for certain units has been granted for B1, B2 and B8 use including ancillary trade counter sales. Par is a developing town associated with all of the mentioned activities.

The population of the county is in excess of 500,000 this figure rising considerably during the tourist season which extends from Easter until late autumn. The county has one of the highest level of private businesses, particularly for small and medium sized companies.

The town of St Blazey has been largely developed due to its close proximity to Par Docks and association with the important china clay industry. The prosperity of this county is influenced because of marine, fishing, farming and mining activities.

DEVELOPMENT LAND

In all the site is approximately 0.72 of a hectare (1.75 acres) with the site having recently been levelled.

The Planning Consent which has been fully approved provides (26,250 sq.ft.) with 15 units and ample parking and now has had a material start on site therefore making this planning extant. Use for certain units has been granted for B1, B2 and B8 use including ancillary trade counter sales. The planning provides small and middle sized industrial warehousing units, which will activate the retained interest of a number of occupants interested in letting. There is a good demand for freehold units should they be made available. Flexibility to provide larger units may also appeal to certain applicants with associated interests in marine activities.

From talks with the Planning Authority we believe that retail use may be permissible subject to planning approval. We understand that this site would be considered by the Planners to become the new town centre for Par. We ask all interested parties to make their own enquiries with Cornwall Council in this respect.

The approach is off Middleway Road which is an upgraded road used by the Co-operative for customer parking and for their heavy goods delivery.

All interested parties can obtain a CD from the agent which has all the planning information and drawings which can be posted to any interested parties. The land is on a level site and a material start has been made which has been recorded by Cornwall Council permitting a permission without an expiry date. Planning enquiries may be made direct to Mr Andrew Beard of Messrs CSJ Planning on 0117 927 2224.

All reserved matters appertaining to the former and the existing planning applications have been discharged or amended. A document prepared by CSJ Planning Consultants will be made available to those applicants wishing to pursue their interest further. This document has been prepared to expedite the legal process.

Access to an adjacent area of land has been maintained.

SERVICES: All main services are available. An electricity sub station on site.

INFORMAL TENDER

If interested in submitting a tender then please contact our office and we will be able to send you an informal tender form. Your best offer is to be submitted on this form and received at the office of Miller and Son, Comprigney House, Comprigney Hill, Truro, Cornwall TR1 3EF by 5pm Friday 29th July 2011. It should be sealed in an envelope and clearly marked "Development Land, Par".

You should also enclose confirmation from your bank, building society or other financial institution as to the funds that they are prepared to provide, if your best offer is accepted you will be required to provide evidence that you are able to supply the balance of the purchase monies from your own resources.

Your offer is to be made subject to contract and any other conditions on which it is made are to be specified on the Tender form. Any offers sent by fax will not be considered and may well invalidate any offer received in a sealed envelope due to a potential breach of confidentiality.



To arrange a viewing please contact
Miller & Son
Tel: 01872 277794
Email: comprigney@millerson.com

Property Misdescription Act 1991

Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property neither in legal title nor in the fabric and structure of any property.

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