

# POTENTIAL DEVELOPMENT OPPORTUNITY, BUCKLERS LANE, ST AUSTELL



- Land extends to c. 2.8 acres – potential for sale of part
- Potential for commercial/industrial/mixed use schemes (s.t.p.)
- Conditional (subject to planning) or unconditional offers invited



## THE SITE – PL25 3JN

Kitchener Land and Planning are delighted to offer for sale this freehold potential development site located on the eastern edge of St Austell. The land extends to c. 1.13ha / 2.8 acres and historically has been used as a transport yard. To the north east of the land is Wheal Northey industrial estate, to the north west Wheal Northey Healthcare Centre, to the west is Bethel Park, to the south is Bucklers Lane and a mix of residential dwellings and commercial premises and to the east further commercial and residential property. In the Agents opinion this land may be suitable, subject to all requisite consents, for a variety of commercial, employment or industrial uses, or potentially a mixed use scheme comprising both residential and commercial uses. As there are two independent points of access into the land, the vendor has indicated that they may consider offers for sale of part of the land.

## ST AUSTELL

St Austell is one of the largest towns in Cornwall and offers a wide range of amenities and facilities. Other attractions in the area include three popular golf courses, the Eden Project, the 'Lost Gardens of Heligan', nearby Charlestown harbour and St Austell Bay, which is a haven for watersports. This is a stunning part of the country with the surrounding green and gold tapestry of wooded hills dropping down to secluded coves and enchanted fishing villages such as Mevagissey and Goran Haven, and the nearby deep-water port of Fowey.

The town is well served with communication links - sitting on the A390 it affords easy access to the City of Truro to the West and access to Plymouth via the A38 to the east and the A30 to the north which takes you to Exeter and the M5. There is also a mainline railway connection in the town which is on the Penzance to Paddington line.

## VIEWING

Please contact the vendors sole agents KLP on 01392 879300 to arrange to view the site.

## METHOD OF SALE

This freehold site (or part of) is for sale by private treaty with offers invited. Conditional and unconditional offers will be considered for all of the site, and the vendor may also be

prepared to consider proposals for part of the site. The Agents are advised that the land is not elected for VAT and therefore no VAT will be chargeable upon sale.

## RATEABLE VALUE

The Agents understand that the rateable value of the main yard has a rateable value of £5,040 and the smaller section of the yard on the south-west of the site (previously used for vehicle storage) has a rateable value of £1,690. For further information interested parties should contact the Valuation Office Agency – [www.voa.gov.uk](http://www.voa.gov.uk)

## PLANNING

The Agents are not aware of any current planning applications or approvals on the land offered for sale – however interested parties should note that the land is allocated in the adopted Local Plan as being safeguarded for employment uses (B1, B2 and B8). However, part of the land was also included within the 2011 and 2016 SHLAA reports by Cornwall Council – under reference 'Restormel\_49' where it was suggested the land may potentially be suitable for around 43 units.

## UTILITIES

The Agents understand that mains utilities are located close to the site – however, interested parties are advised to contact the relevant utility providers to confirm suitable connection points and capacity of mains services required prior to making any offer.

**WHAT3WORDS LOCATION:** [///hillsides.backtrack.washing](http://hillsides.backtrack.washing)

**CONTACT:** Alex Munday



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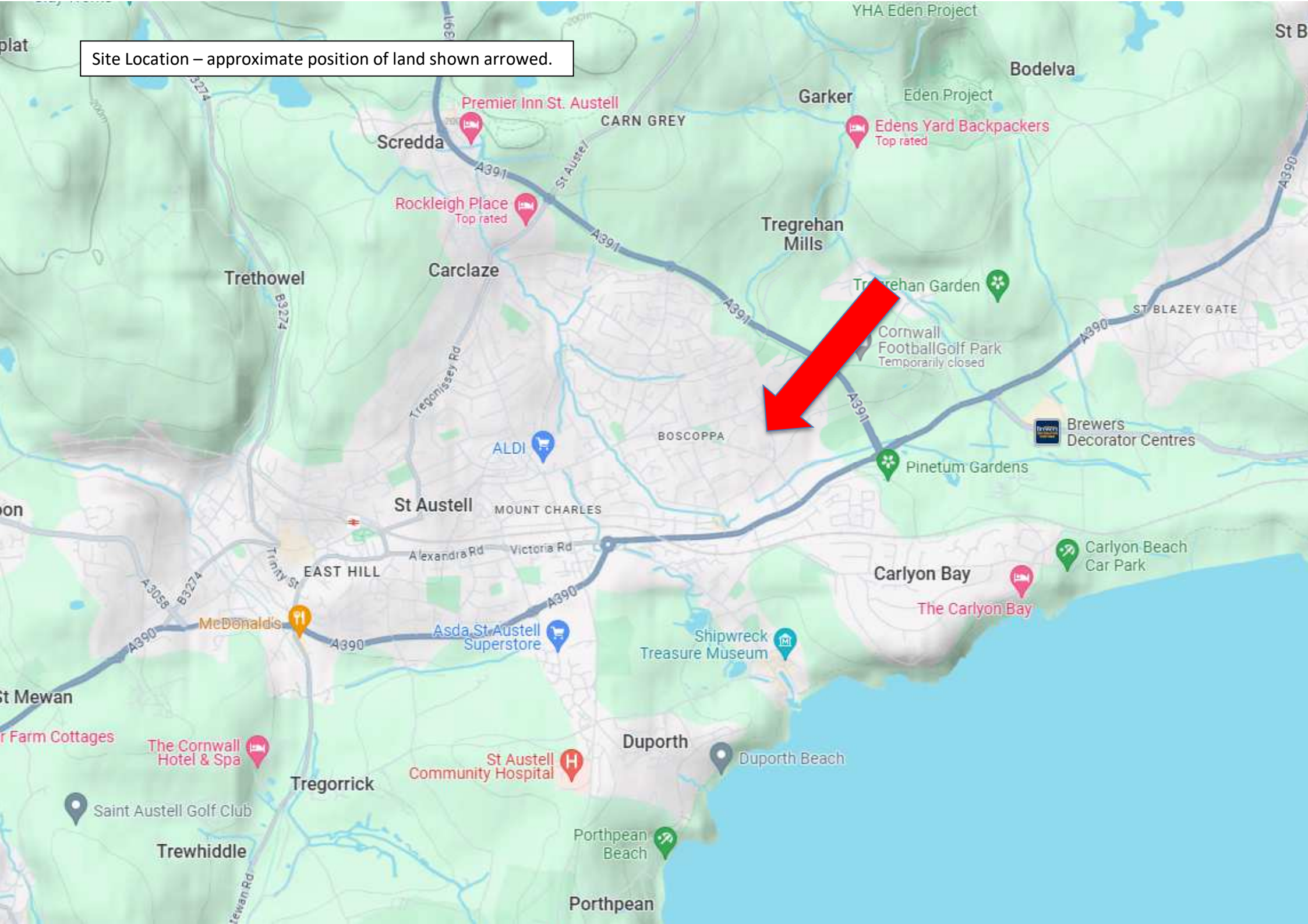
Email: [alex@klp.land](mailto:alex@klp.land)

Tel. 01392 879300

**Ref: 948/R2/AM**

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Site Location – approximate position of land shown arrowed.



Aerial view of the land – with approximate boundary outlined





Photos (clockwise from top left) showing: View over part of the facing east, View over part of the site facing west, Aerial view of St Austell and the coast, View from Bucklers Lane over part of the site facing north.

