

LOT
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Contec Yard, Bojea Industrial Est, Trethowel, St. Austell, Cornwall PL25 5RJ
*GUIDE PRICE £50,000+



CGI image of the proposed build

A commercial building plot with planning for the erection of a set of workshops/office space, set in Bojea industrial estate, St Austell.

DESCRIPTION

A building plot with conditional planning to create a set of semi-detached workshops/office space. The properties would be set out over two storeys with parking facilities.

LOCATION

Located within the historic market town of St Austell, the town offers a good variety of retail outlets and supermarkets. There are both junior and secondary schools within the area, along with a leisure centre and cinema. The mainline railway station provides rail links to London Paddington and the cathedral city of Truro is approximately 16 miles distant. Bojea Industrial Estate itself, is set approximately 1.2 miles from the main Town Centre of St Austell.

ACCOMMODATION

Plot A building plot with conditional planning to create a set of semi-detached workshops/office space. The properties would be set out over two storeys with parking facilities.

Proposed Build The units will mirror each other and feature a workshop area, reception room and cloakroom to the ground floor. To the first floor in each unit there will be two open plan office areas, a kitchen area, meeting room and second cloakroom. There will be a parking area on approach to the buildings when completed.

NOTES

A Grant of Conditional Planning Permission was granted on the 8th August 2019, for the "Construction of new workshops/office accommodation". The plot offers the potential for a further two detached, 2 storey units, of which information is provided in the form of a sample plan within the photos. Please refer to the legal pack for the additional plans (please be advised they are not officially submitted on the planning application and are for reference only should someone wish to pursue further development of the site). For further information on the full application, please visit the Cornwall planning website

or contact their team on 0300 1234 151. All prospective purchasers should make and rely on their own findings. The land area measures 0.999 acres/0.404 hectares. Measurements have been made using the Promap mapping facility, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright reserved.

EPC

Energy Efficiency Rating - Exempt

AUCTION VALUER

Lucy Fuller.

VIEWING ARRANGEMENTS

Strictly by prior appointment with Miller Countrywide St Austell 01726 66435. General enquiries Countrywide Property Auctions 01395 275691.

