

# LAND OFF FALMOUTH ROAD PONSHARDEN, FALMOUTH CORNWALL TR11 2SD

## DEVELOPMENT SITE



For Sale via Informal Tender

- A freehold property extending to circa 3.27 hectares (8.08 acres)
- Prominent site in gateway location
- Former planning permission for major food store & PFS extending to 6,721 sq m net
- Excellent potential for alternative uses (STPP)
- Former Car Showroom (12,159 sq ft) - Short to medium term income potential

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## LOCATION & SITUATION

The port and harbour town of Falmouth, one of Cornwall's larger commercial centres with a resident population in the region of 20,000 persons is situated on the south Cornish coast. Falmouth is approximately 12 miles from the Cathedral City of Truro and approximately 10 miles south east of Redruth. The town is largely supported by tourism, maritime related industries and the Combined University of Cornwall which has seen substantial growth over the past ten years. The town offers an interesting mix of independent and national retailers including Seasalt, Fat Face, Specsavers, Moss Bros and Henri Lloyd. The town benefits from good communications, being served by the A39 which in turn provides access to the A30, the primary arterial road linking Cornwall and the M5 motorway.

The site is situated immediately south of the roundabout junction of the A39 and Falmouth Road at Ponsharden, Falmouth. The site is approximately 1.4km west of Falmouth Town Centre and approximately 1km to the east of Penryn Town Centre. The site occupies a prominent position on the junction and is a gateway location into Falmouth. The site straddles the boundary between the areas covered by Penryn and Falmouth Town Councils.

Source: AA Route Planner. Please note all times and distances are approximate.

## SITE DESCRIPTION

The site currently comprises a former car dealership, the decommissioned National Grid gas works, undeveloped land formerly owned by the Co-op and land formerly owned by a family trust.

The property extends to 8.08 acres (3.27 hectares)

The former car showroom to the north west of the site has the following accommodation:

Warehouse / Showroom -	967.87 sq m (12,159 sq ft)
Mezzanine / Mezzanine Store -	161.70 sq m (1,740 sq ft)
<b>Total -</b>	<b>1129.56 sq m (12,159 sq ft)</b>

For a more detailed description of the site and its surroundings please see the Site, Highways and Planning overview document included in the data room.

## 360 DEGREE PHOTO LINK



## PLANNING & HIGHWAYS PLANNING

The site has formerly had a full planning permission for a major food store however this expired in July 2016. Due to its prominence and location the site provides excellent potential for a variety of development uses (STTP).

Cornwall Council granted full planning permission (Ref: PA11/03515) for the 'Erection of foodstore, petrol filling station and associated development' on 25th July 2013, this has now lapsed. The proposed store extended to 6,721 sq m net (10,442 sq m gross) and comprised of approximately 3,900 sq m convenience and 2,800 sq m comparison retail floorspace.

Prior to the Sainsbury's consent being granted outline planning permission was granted to the Co-op for the redevelopment of the site to provide a 3,344 sq m gross retail unit, cafeteria, petrol filling station, 960sq m gross car showroom and associated works in July 1997 (Ref: OP02/1486/95/S). After an extension of time to submit reserved matters approval was granted in October 2000 reserved matters approval was obtained in 2002. It is understood that the Co-op planning permission was implemented on site in October 2005 prior to the expiration of the planning permission.

Highway improvements included enhanced access from the existing roundabout, Bus, pedestrian and cycle improvements on and off-site, including a new pedestrian/cycle link from the formerly proposed Sainsbury's store to Falmouth Road.

All parties must make their own enquires regarding what may or may not be permitted via Cornwall Council Planning Department.

For a more detailed description of the planning history please see the Site, Highways and Planning overview document included in the data room.

## FURTHER INFORMATION

An online data room has been collated to house the comprehensive plans, reports and surveys that were formulated as part of the food store planning application as well as other property information. Please note that any content included within the reports cannot be relied upon, they are there for information / background purposes only. Any interested party or prospective purchaser will have to complete their own due-diligence on all matters relating to the site.

Please click on the link below for access to the data room.

## DATA ROOM LINK

## TITLE

The freehold interest in the property is to be sold. Full title information is available via the online information pack.

Prospective purchasers should satisfy themselves with all matters relating to title.

## SERVICES

Comprehensive plans of the existing utility infrastructure are included in the data room however prospective purchasers must satisfy themselves to the availability and capacity of the same for their proposed development.

## RATEABLE VALUE

We understand Business Rates are only payable on the former car show room. The current rateable value is £41,500.

## BASIS OF SALE

The freehold of the site is for sale via informal tender and all offers will be considered either on a conditional or unconditional basis.

Vacant possession will be provided upon completion save for any short term occupational tenancy being in place on the former car showroom / workshop.

## VAT

VAT is chargeable on this transaction.

## VIEWING

The site can be viewed from the public highway, however parties wishing to gain access must do so via appointment with the selling agents.

## CONTACTS

For further information or to arrange a viewing please contact the selling agents:

Adalta Real

James Hill  
07909 917 456  
[james.hill@adaltareal.com](mailto:james.hill@adaltareal.com)

John Blount  
07760 423 508  
[john.blount@adaltareal.com](mailto:john.blount@adaltareal.com)

John Jeffries (Residential Enquiries)  
07956 328 359  
[john.jeffries@adaltareal.com](mailto:john.jeffries@adaltareal.com)



## SUBJECT TO CONTRACT

Details prepared December 2016

