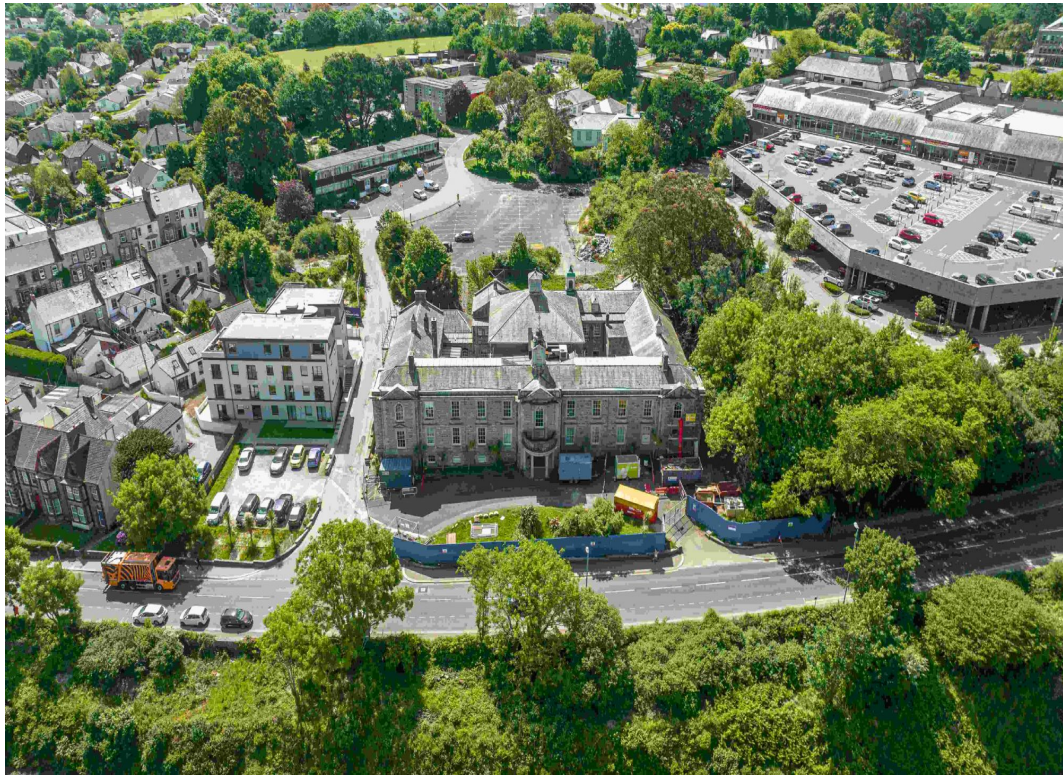
Miller Commercial

Chartered Surveyors and Business Property Specialists





OLD COUNTY HALL, STATION ROAD, TRURO, TR1 3EX

Old County Hall is a substantial, imposing Grade II listed period property.

The property was constructed during 1910-1912 as Local Government Offices to include a Council Chamber.

There is a carriage driveway to the front, and additional land at the rear which has potential for further development.

- **SUBSTANTIAL DEVELOPMENT PREMISES AND LAND**
- **CONSENT FOR CONVERSION TO HOTEL / APARTMENT SCHEME AND SEPERATE CONSENT FOR STUDENT HOUSING.**
- **CONSENT FOR RESIDENTIAL SCHEME SUBJECT TO CONFIRMATION OF S106.**
- **TOTAL SITE EXTENT 2.039 ACRES (0.825 HA)**
- **LOCATED CLOSE TO MAINLINE RAILWAY STATION, CITY CENTRE AND HOSPITAL**
- **ICONIC GRADE II LISTED PREMISES**
- **EPC: B (42)**

OFFERS OVER £2,600,000

KROLL

LOCATION:
Old County Hall is strategically located just off the busy A390 which connects Truro City Centre with Treliske, Threemilestone and the A30 at Chiverton Cross.

The building is within an easy walking distance of the County Arms Hotel and Restaurant/Pub, County Hall, Sainsbury's and Truro's mainline Railway Station which has regular connections to London Paddington.

The City centre is located 0.7m to the east and the Royal Cornwall Hospital is located 1.5m to the west.

DESCRIPTION:
Old County Hall is an imposing and substantial Grade II listed period building.

The property is arranged over ground and first floors with the useful inclusion of a small basement. The property was constructed during 1910-1912 as Local Government Offices to include a Council Chamber.

There is a carriage driveway to the front, and additional land at the rear which has been used for car parking and has potential for further development.

The site sits on a generous plot which slopes gently from south to north. Due to the position of the premises it has commanding views over the local area and to the countryside beyond.

The building retains much of its original charm and period features including and open stairwell with heavy turned balusters, parquet flooring in part and vaulted ceilings to corridors. Externally the stonework has been cleaned and some works undertaken.

PLANNING:
• Planning and Listed Building consents (PA13/00420 and PA13/00421) for conversion of the Old County Hall to a 43 bedroom hotel, construction of a new building to the rear of Old County Hall to provide 23 Apart-hotel suites to provide additional guest accommodation.

These consents also include demolition of the Kennal Building and two single storey outbuildings to provide enabling development in the form of 12 open market flats to be sold separately from the hotel and conversion of the Coach House to two open market dwellings on land which is in separate ownership.
We are advised these consents are extant.

• Planning and Listed Building consents (PA21/11890 and PA 21/12000) for conversion of the Old County Hall to provide 34 residential apartments and erection of new building to provide 45 residential apartments together with car parking, foul and surface water drainage and landscaping.

Decisions are currently pending and will be subject to a Section 106 agreement*

• PA23/03875 Conversion of Old County Hall to provide student accommodation (83 student beds), associated amenity space, car parking, drainage and landscaping. Approved with conditions August 2023.

• A planning history note is included within the Data Room (note reliance on this document is restricted to the vendors only). Prospective purchasers should make their own enquiries to the Planning Department.

*SECTION 106 CONTRIBUTION:
We understand that a contribution of £335,788 will be payable for the residential development.

SCHEDULE OF ACCOMMODATION:
Main building extending to 30,951 ft² (2,875.4 m²).
Total site area 2.039 acres (0.825 ha) including development land at the rear of 0.925 acres (0.374 ha).

TENURE:
Freehold.
Old County Hall Building is Grade II Listed.

VAT:
All the above prices/rentals are quoted exclusive of VAT.
We recommend all parties read the letter dated 5th July 2023 from HMRC regarding the VAT position which is included within the purchasers pack.

ENERGY PERFORMANCE CERTIFICATE:
The property is within band B (42) and the certificate is valid until August 2033.

LEGAL COSTS:
Each party to bear their own costs in regards to this transaction.

PURCHASERS PACK:
A purchasers pack is available via request and contains the following:

- Photographs
- EPC Certificate
- Planning documents which contain floor plans
- Planning history note
- Letter from HMRC regarding VAT position
- Asbestos Management Survey

LOCAL AUTHORITY:
Cornwall Council:
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

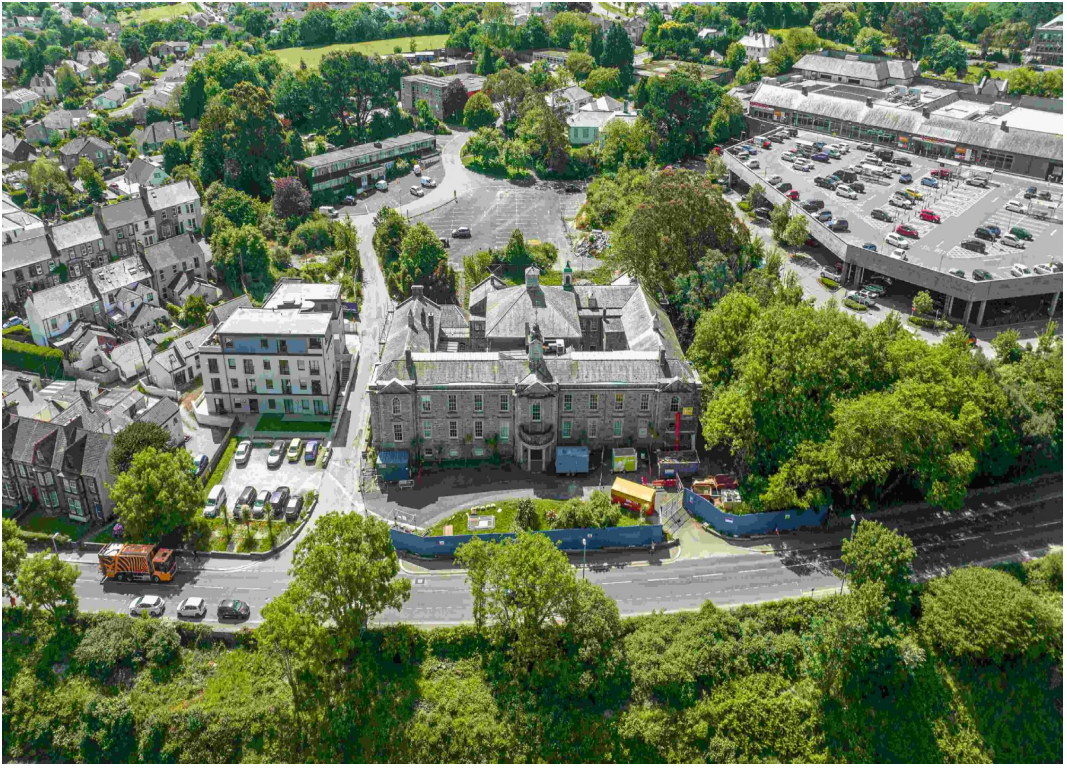
SERVICES:
Prospective owners should make their own enquiries of the appropriate statutory undertakers::
South West Water: 0800 169 1144
National Grid: 0800 096 3080
Wales and West Utilities: 0800912 2999

AGENTS NOTE:
The property is For Sale by James Liddiment and Annika Kisby of Kroll Advisory acting as LPA Receivers.

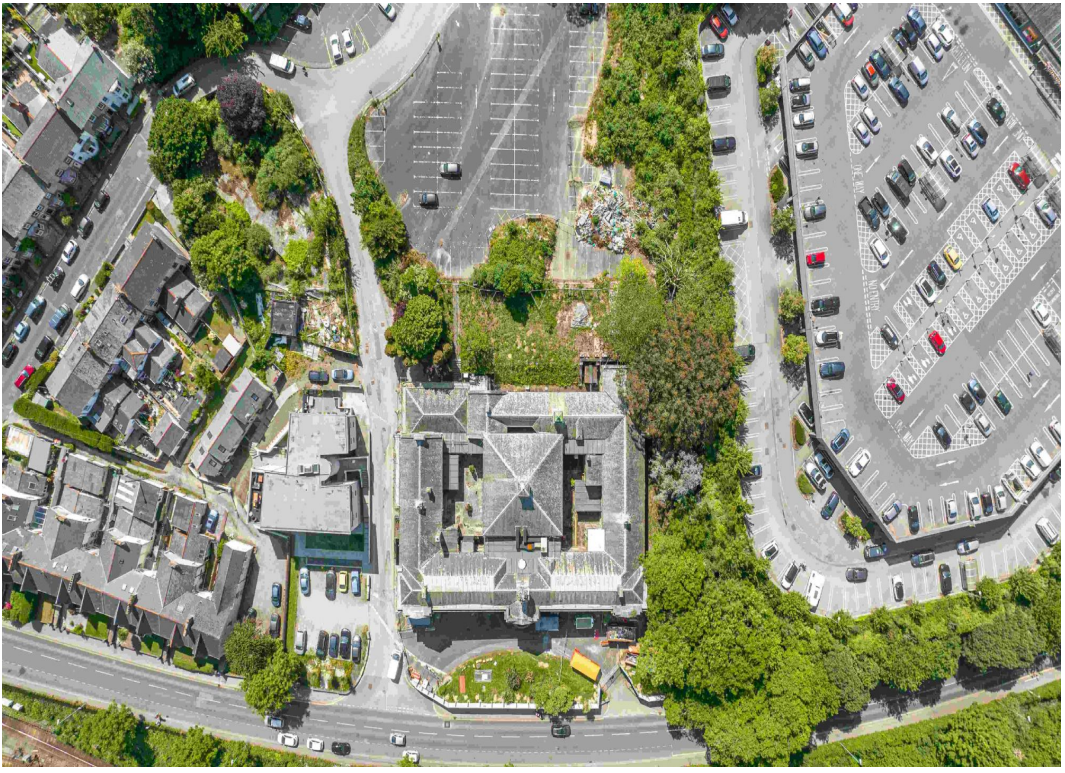
VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

Thomas Hewitt on 01872 247025
Email th@miller-commercial.co.uk



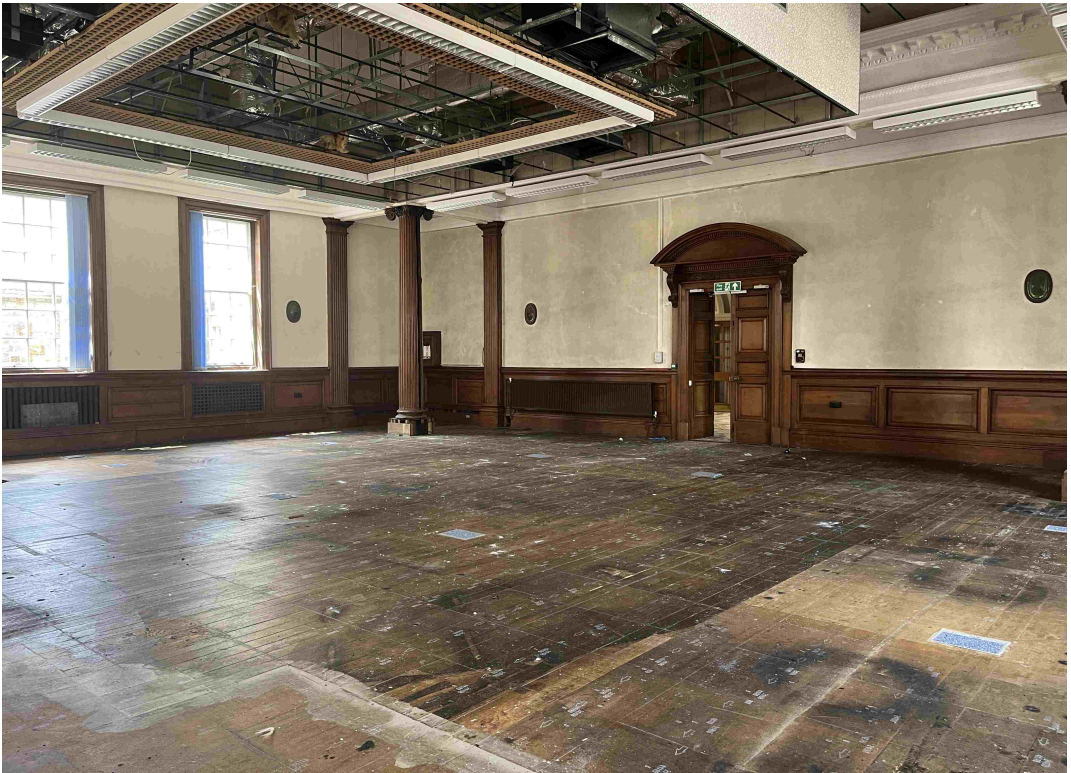









COUNCIL CHAMBER.



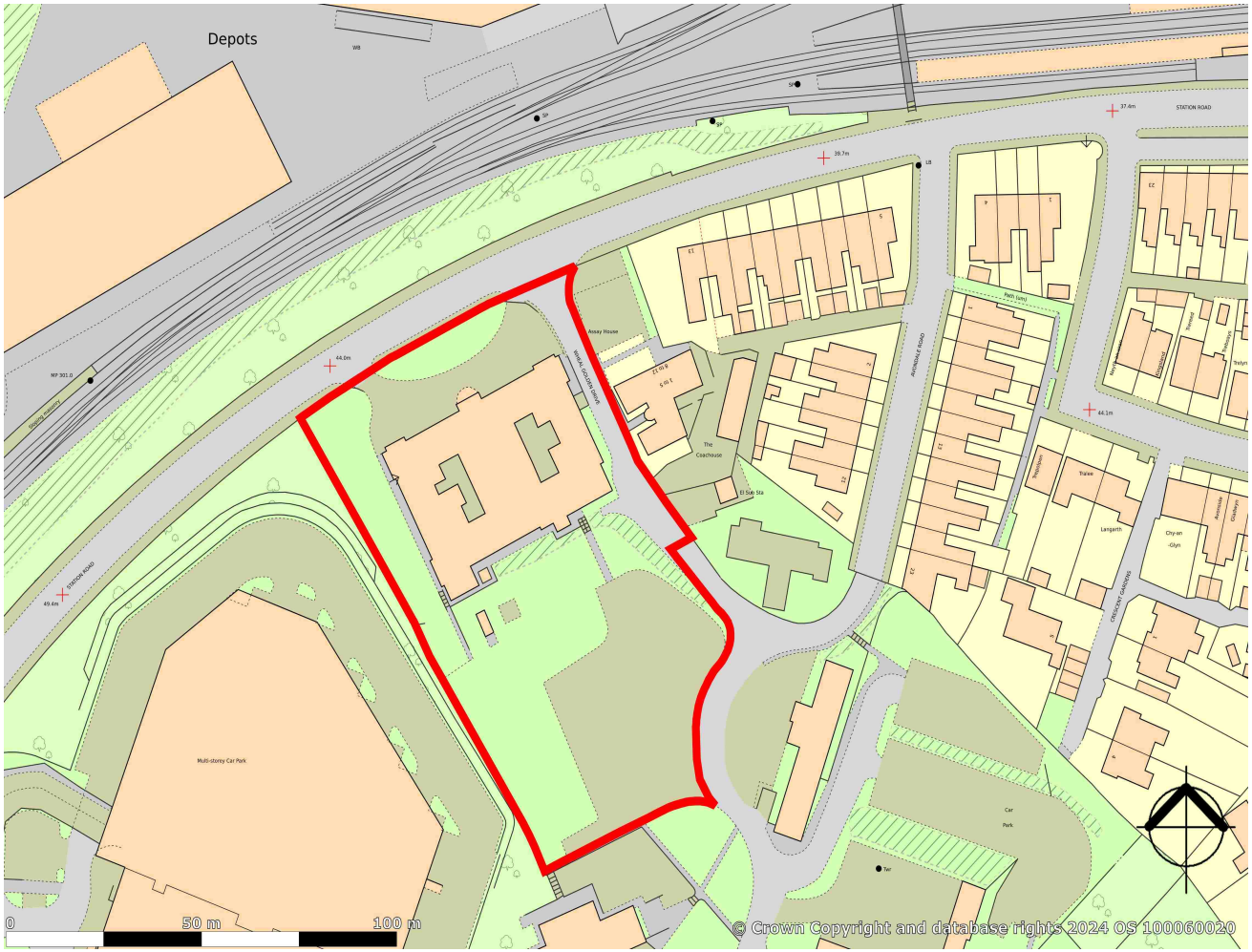


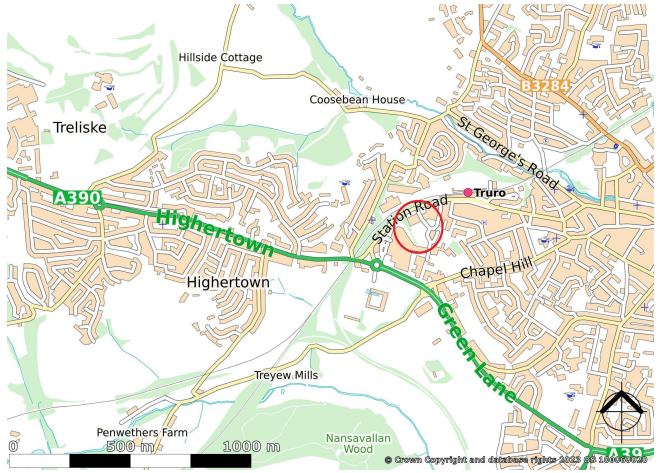














AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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