COMMERCIAL DEVELOPMENT LAND, LAND EAST OF TREBURSYE BUSINESS PARK, LAUNCESTON, PL15 7ES

GUIDE PRICE £500,000

Miller Commercial

Chartered Surveyors and Business Property Specialists

DESCRIPTION:
5.5 acre / 2.22 hectare site with outline planning granted for business park / industrial use under E and B8 uses over part of the site. The land is ideally located just north of A30 close to Pennygillam Industrial Estate. Planning can be found under PA24/07385 with some matters reserved. Consideration would be given to sale of part of the land, please enquire.

The land itself it generally level, sloping away to the south, with three phase electricity running over the land, with no services all of which are however readily available.

This is a rare opportunity for a developer to acquire strategic land with outline planning to create a new industrial/business park or for an owner/occupier to expand operations whilst building an HQ to their requirements.

We are instructed to seek offers in the region of £500,000 for the land.

LOCATION:
The land is located at Trebursye, Launceston, just east of the existing Trebursye Business Park and on the northern side of the A30 to Pennygillam Industrial Estate. Situated approximately 1.5 miles from the A30 exit at Kennards House for the A395 to Tregadillet, the land lies almost equidistant between Exeter and Truro with Exeter 40 miles to the east and Truro 45 miles to the west.

TENURE:
Freehold. Title Number CL392980.

VAT:
The land is not elected for VAT.

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

BUSINESS RATES:
Not applicable.

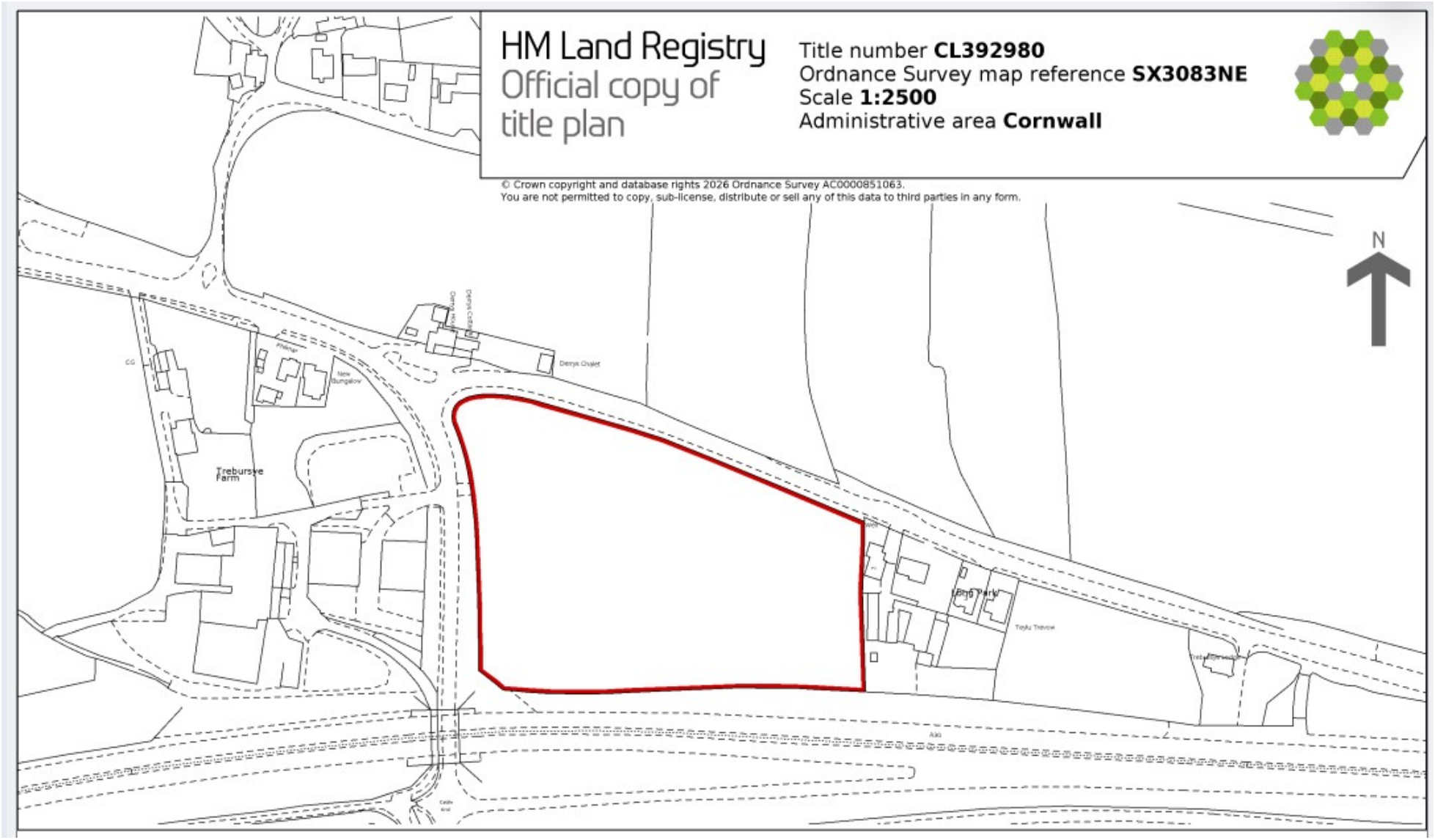
ENERGY PERFORMANCE CERTIFICATE:
Not applicable.

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

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk

Miller Commercial
A30
No planning
Planning PA24/07385
Access


HM Land Registry
Official copy of title plan
Title number CL392980
Ordnance Survey map reference SX3083NE
Scale 1:2500
Administrative area Cornwall
© Crown copyright and database rights 2026 Ordnance Survey AC0000851063.
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.
N
Trebursye Farm
Derryk Chalet
New Bungalow
Derryk Cottage
Derryk Park
Teylu Trevow

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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39