

LAND AT POLITA BRIDGE FARM, STATION ROAD, ST COLUMB MAJOR, NEWQUAY, TR9 6BX

PLOTS FROM £400,000 AN ACRE OR £50,000 LEASEHOLD PER ACRE

LOCATION:
Situated just off the Trekenning Roundabout on the A39 and well located for access to the A30. Wadebridge is located 10 miles to the north with Padstow and Rock within easy reach. Truro is some 17 miles south while Exeter is 78 miles to the east on the A30. In all this is strategically located site serving a wide reach within Cornwall and into Devon.

DESCRIPTION:
Well located land currently with B8 planning permission. Plots are available from 1 acre either freehold or leasehold. Expressions of interest for all uses considered. Drive-by inspections are welcome prior to a formal viewing with Miller Commercial.

Planning has recently been granted under PA26/05262 for change of use to B8 alongside PA23/00507 to widen the access from the A39. Interested parties are encouraged to make their own full enquiries of the local planning authority.

TENURE / LEASE TERMS:
Freehold from £400,000 per acre plot or £50,000 per acre on a leasehold basis.

VAT:
All the above prices/rentals are quoted exclusive of VAT.

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

BUSINESS RATES:
The land has not yet been assessed by the valuation office.

VIEWINGS:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk
Eilidh Donaldson on 01872 301830
Email ed@miller-commercial.co.uk









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