

# A Major Residential Development Opportunity Truro City Centre

## For Sale

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PROPERTY CONSULTANTS



On Instruction from Network Rail

**Land Adjacent to  
Truro Station  
Station Road  
Truro  
TR1 3HH**

**1.75 Hectares (4.32 Acres)**

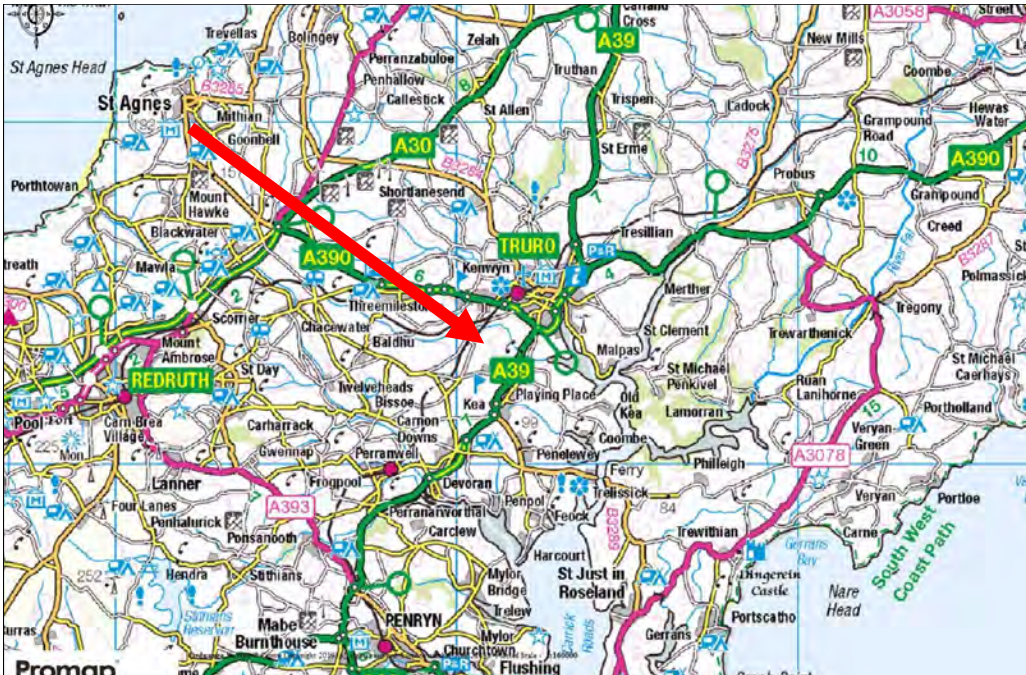
A city centre residential development opportunity (subject to Planning) situated adjacent to Truro Railway Station and within walking distance of the City centre.



# Site Adjacent to Truro Railway Station, Station Road, Truro

## Location

The City of Truro is situated in mid Cornwall and is the principal retail, business and administrative centre for the county offering a wide range of retail, business, leisure and education amenities. There are varied employment opportunities within the city and of note County Hall is within close proximity to the site with The Royal Cornwall Hospital and Truro College a little further away. It has a population of approximately 20,000 and a significantly wider catchment area which increases significantly during the summer tourist season.



Truro benefits from a railway station on the Penzance to Paddington main line offering approximately hourly trains to London Paddington during the day. The A30 lies approximately 6 miles to the north providing predominantly dual-carriageway access to both east and west of the county and the M5 at Exeter. Newquay Airport, providing connections to London and other national and seasonal international destinations, is approximately 15 miles away.

## Situation

The site is situated within walking distance of Truro city centre adjacent to Truro Station and car park and surrounded by mainly residential use including the recent 'The Sidings' development.



## Description

The property comprises a level site extending to approximately 1.75 hectares (4.32 acres) (gross). It currently accommodates two large dated industrial/warehouse buildings which extend to a total gross internal area of approximately 6,758 m<sup>2</sup> (72,745 ft<sup>2</sup>). Further detail regarding the existing buildings can be provided upon request.

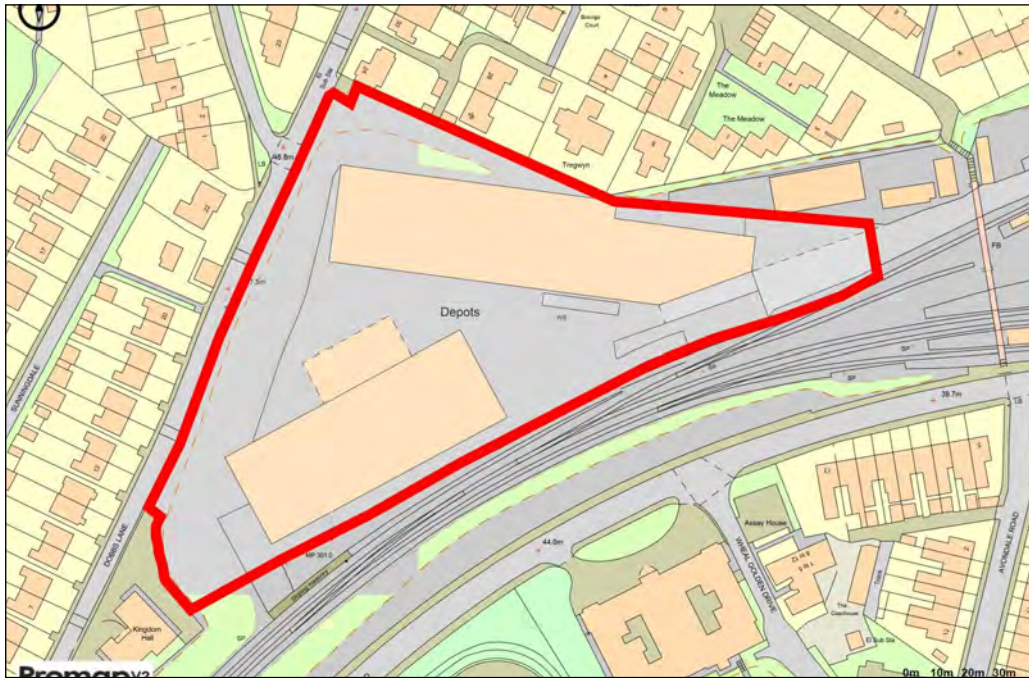
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# Site Adjacent to Truro Railway Station, Station Road, Truro

## Access

The site is currently accessed off Station Road adjacent to the station entrance via a level crossing. It is envisaged that (subject to the necessary consents) a new access could be created off Dobbs Lane to the west side of the site. Given the ground levels it is understood that the creation of such access will be a significant cost in relation to a residential development.



## Services

We are advised that all mains services are connected to or available to the site. Further information available upon request.

## Proposal

Offers are invited on a conditional (subject to planning) or unconditional basis.

## Planning

The buildings are not Listed and the site is just outside the Truro Conservation Area.

Network Rail have received a positive Pre-Application response from Cornwall Council (PA18/02082/PREAPP) A copy of the response and relevant supporting information is available upon request. We have extracted the following quotes from the response:

“...With respect to the principle of housing development on the site I would advise that Officer Support would be forthcoming. The site has potential to provide housing in a highly accessible location to employment opportunities and facilities....”

“...The sites lends itself to high density development given its location within Truro and access to wider transport links....”

All interested parties should make their own further enquiries to the Planning Department of Cornwall Council on 0300 1234 151 Email: [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk).



## Technical Information Pack

A drop box containing additional information is available upon request. This includes a topographical survey, ecology report, geotechnical/environmental report, asbestos management report, highway and access report and the Pre-application planning response.

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## Legal Costs

Each party to bear their own legal costs.

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement. We are advised that VAT is chargeable on the sale price.



## Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.

## EPC

The current Energy Performance Certificate ratings for the property are C (65) for Unit 1 and G (190) for Unit 2.

## Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

## Alder King Property Consultants

22 Lemon Street

TRURO TR1 2LS

[www.alderking.com](http://www.alderking.com)

**Tom Duncan**

01872 227005

[tduncan@alderking.com](mailto:tduncan@alderking.com)

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