

GUIDE PRICE  
**£50,000**

BIDDING DEPOSIT  
**£3,500**

DIGITAL AUCTION DATE  
**23rd September 2020**



## Land fronting Fisgard Way Trevol Business Park, Torpoint, PL11 2TB

Freehold site of approximately 0.95 hectares (2.35 acres) on well located business park with former pre-application advice submitted for light industrial/office development. Vacant possession

**Bid1.**



## Property Summary

- Freehold land within an established business park
- 0.95 hectares (2.35 acres)
- Vacant possession

## Location

Torpoint faces the maritime city of Plymouth across the River Tamar Estuary with direct access to Plymouth city centre via the busy Torpoint Ferry in a seven minute journey. The major access route from Torpoint to the west is the A374 which links Torpoint to the A38. Torpoint has a population of circa 8,500 and a strong navel heritage being home to HMS Raleigh, the Royal Navy's main training base. The Trevel Business Park is the towns principle business park and is located on the north west edge of Torpoint facing HMS Raleigh and with direct access off the A374.

## Description

The property comprises a site that lies to one side of the business park with a long frontage to Figsard Way. The site is gently sloping and extends to approximately 0.95 hectares (2.35 acres). Approximately half of the site is clear and fairly level, the remainder containing a mound of builders rubble formed from the demolition of MOD buildings.

## Planning

Pre-application (Ref PA17/00903/PREAPP) was submitted to Cornwall Council in 2017 with a proposal to develop the site to provide 44 light industrial/office units, of a range of sizes. Copy document and further information is included in the legal pack. For further enquiries contact Cornwall Council (0300 1234 151) [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## VAT

VAT is payable



## Tenure

Freehold

## EPC

No EPC required

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## Contact BidX1

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