

FOR SALE / POSSIBLE LET

Former Pub Car Park, Wendron,
Helston, Cornwall TR13 0EA



A former pub car park comprising a level hardstanding area, fronting the B3297 Helston to Redruth road. Potential for alternative uses, subject to planning.

Guide Price: £ 50,000 Freehold

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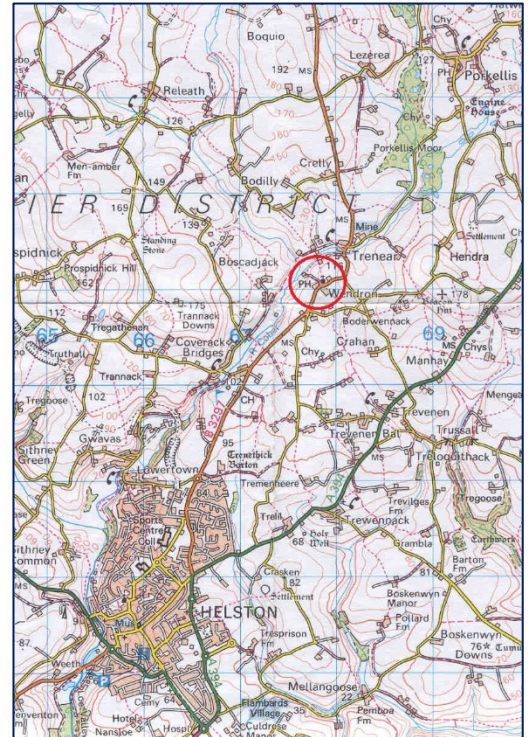
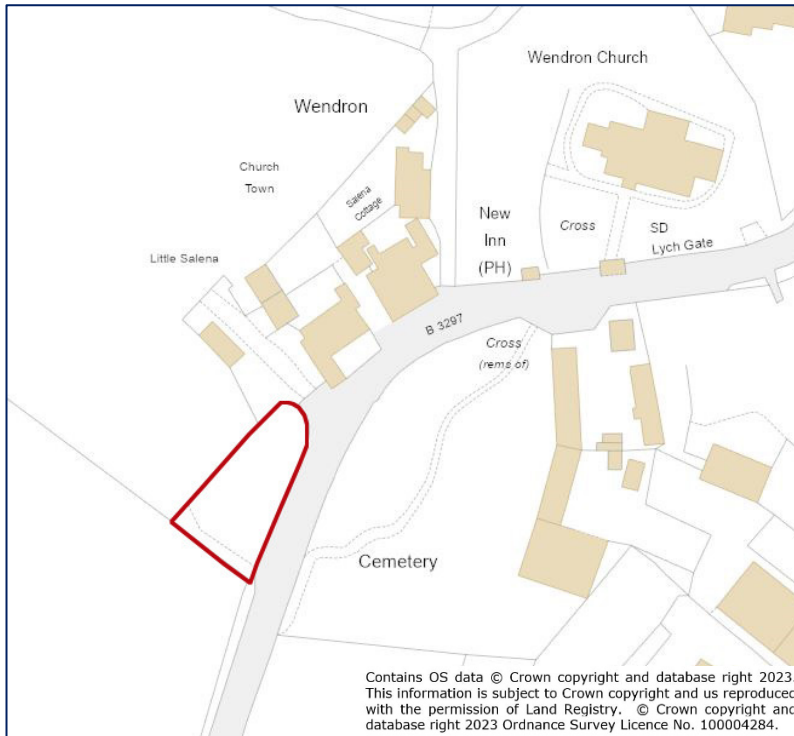
Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation:

Wendron lies approximately 2 miles to the north of the old market town of Helston, famed for its furry dance and boasts a wide range of retail and professional services and medical and leisure facilities. The village of Wendron provides a primary school, place of worship and is in the bus route to Helston and Redruth. The car park is located within easy reach of the Grade I Listed Parish Church and located in the Wendron Mining District World Heritage Site.

The Property

The former pub car park was associated with The New Inn public house which is now a residential accommodation and is now surplus to requirements. The car park is roughly triangular in shape and fronts the B3297 Helston to Redruth road and is a level site of made-up ground extending to approximately 0.136 acres (551sqm) , backing onto open farmland with views over the Cober Valley.



Planning: The car park has consent for existing use. Subject to planning, alternative uses would be considered. The vendor has previously made pre planning enquires for residential and commercial development onsite. Details available on Cornwall Council Planning Portal. Ref Nos:- PA/02254/PREAPP and PA21/02295/PREAPP respectively.

Tenure: The opportunity is for sale freehold off a Guide price of £50,000. The vendor may consider lease proposals, subject to terms being agreed.

VAT: All prices are quoted exclusive of VAT. It is understood that VAT is not applicable to this lot, however interested parties are advised to verify this prior to entering into a sales contract.

Services: No services are connected to the site, however we understand that mains water and electric are nearby.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewings: Interested parties may view at their leisure during daylight hours.

Directions: Leave Helston on the B3297 and on entering Wendron, the former pub car park will be located on your left.

what3words:///snipped.roughness.chicken