

On the instructions of Cornwall College

Development Opportunity



Former Car Park | Camborne Campus | Cornwall | TR15 3RD



For Sale

Location



CAMBORNE FROM THE AIR

Pool lies under the authority of Cornwall Council and is situated at the northern edge of a conurbation comprising Camborne, Pool and Redruth. The Camborne-Pool-Redruth (CPR) urban area (which includes the satellite villages) has been the focus of significant investment over the last 10 years to improve infrastructure, housing, employment and leisure opportunities and is now the largest urban and industrial area in Cornwall with a population of circa 45,200 (2011 census).

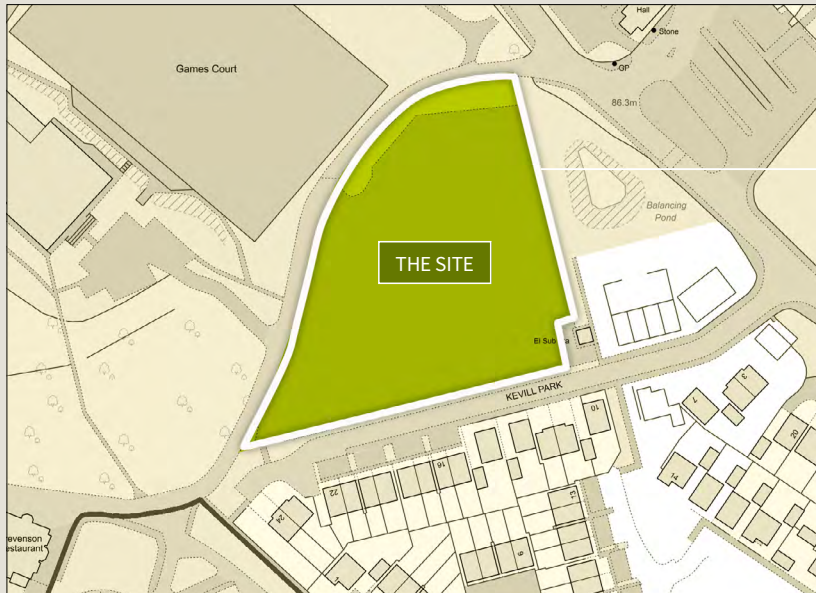
Pool lies on the northern edge of the CPR area approximately 2 miles to the west of Redruth, 14 miles to the west of Truro and 12 miles to the north west of Falmouth. The A30 trunk road from Launceston through to Penzance now by-passes the conurbation around its northern edge.

Newquay Cornwall Airport is situated circa 28 miles to the north east, whilst Camborne Rail Station lies 2 miles to the south-west and provides links onto the mainline network.

The site forms part of the Cornwall College Camborne campus, strategically located on the northern edge of Pool, south of the A30 dual carriageway Tolvaddon junction with the A3047 close to the Camborne retail park and Trevenson Gateway business district to the south west and Pool Innovation Centre to the south east. New housing has been developed by Redrow and Linden on nearby land to the east and south.

The College has reinvested in campus facilities and consolidating its curriculum delivery into more modern buildings on adjoining retained land to the west. This facilitated the release of land and buildings no longer deemed suitable or required for College operations.

The Site and Planning



THE SITE

The site comprises the former main car park for the College and totals approximately 0.69 hectares (1.71 acres) with access from Church Road. The land to the south of the site was recently developed for housing as Mellior Park by Redrow which has resulted in the delivery of 111 dwellings as well as the Pool Innovation Centre.

The College no longer requires the 336 car parking spaces proposed to be provided on this site as part of the original wider outline consent and the land has therefore become available for redevelopment. The College will provide additional support to any application for redevelopment by confirming that the land has become surplus to requirements.



PLANNING

The site is located within the built-up area of Pool, where there is an adopted Development Plan in place which includes the Local Plan Strategic Policies and the Community Network Areas Sections.

The land is within the AQMA and also the Minerals Safeguarding Area of South Crofty Mine, it is adjacent to the World Heritage site and a Grade 2 listed building (Trevenson House).

Broadly the land is unconstrained and constitutes 'brownfield land' with employment and residential development recently consented and developed immediately to the east.

The subject site is part of a wider residential and employment permission (Ref: PA14/11730 & PA15/09993). Residential schemes would be subject of a target 25% affordable housing level, though CIL would be £0.

Further Information

TENURE

The site is offered freehold with vacant possession.

METHOD OF SALE

Offers for the site are invited on an unconditional and conditional (subject to planning) basis.

DATA ROOM

Access to the Data Room and additional information relating to the site is available upon request, via jacque.warren@eu.jll.com

VIEWINGS

All viewings are made strictly by appointment only via the selling agents.

For further information, please contact:

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Subject to contract.
Particulars dated June 2021.

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Camborne Campus