

Bosvine Farm

PENZANCE

Development Opportunity (STP)



Tremeadow, Sennen, Penzance TR 19 7AP

Opportunity Highlights



Rare development opportunity located near the coastal setting of Sennen Cove, Penzance, Cornwall.



Single stone masonry building



0.3 miles from the A30



2 miles from Lands' End



3,217 ft² (1,960 m²)



0.51 acres (0.20 hectares)



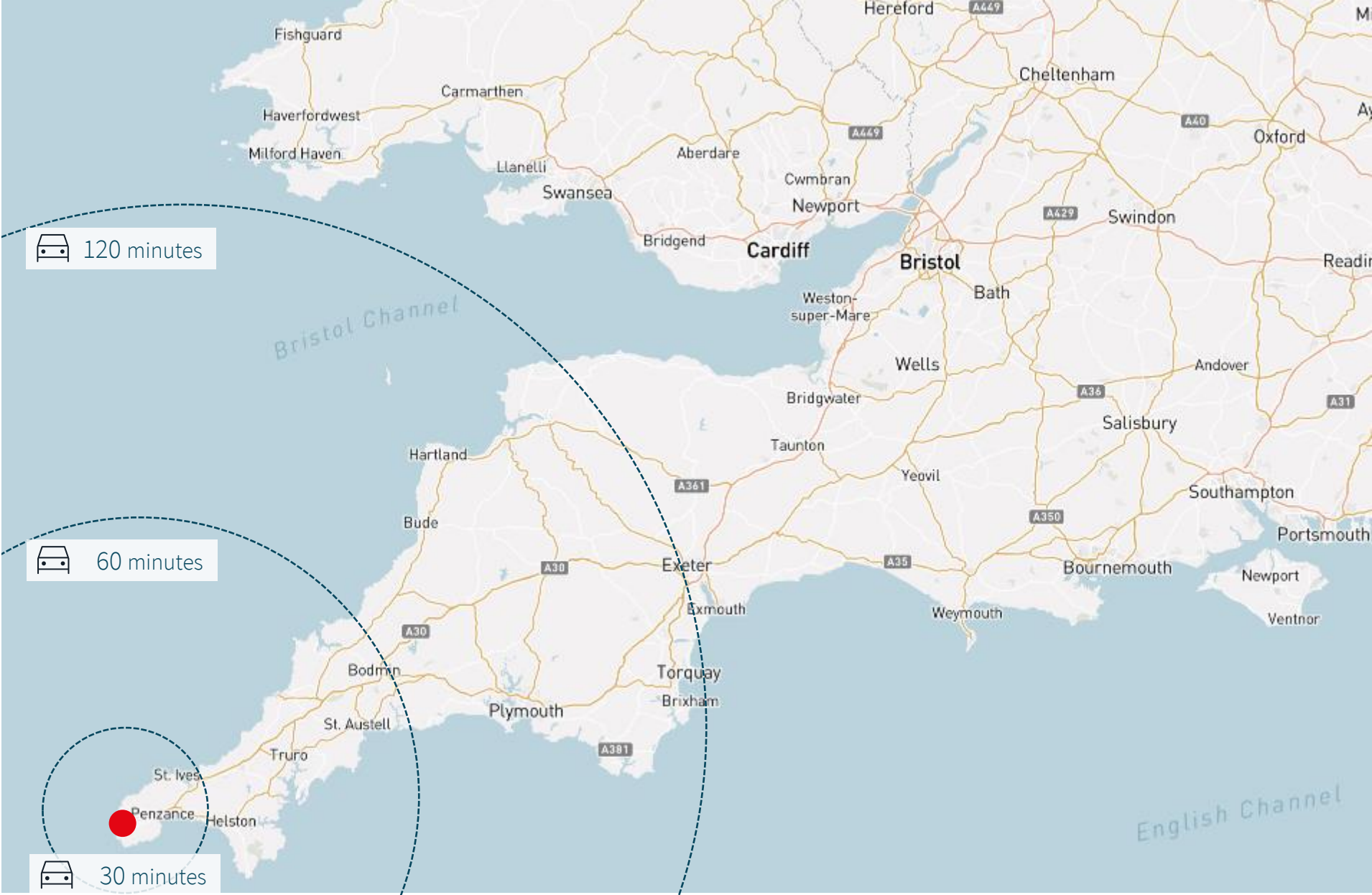
Available Freehold

Location and Situation

The property is located less than a mile from Sennen Cove beach, near Penzance, Cornwall, which is a popular location for holiday makers.

Penzance boasts easy access onto the road network via the main A30 trunk road that runs adjacent to the town and connects at Exeter to the M5. Alternatively, the National rail network via the station located at the bottom of Market Jew Street runs directly through to London Paddington on a daily basis.

Penzance is well known as the retail and administrative capital for the most western part of Cornwall and has a growing reputation as a sought after location.



Newquay Airport 1hr 6 mins

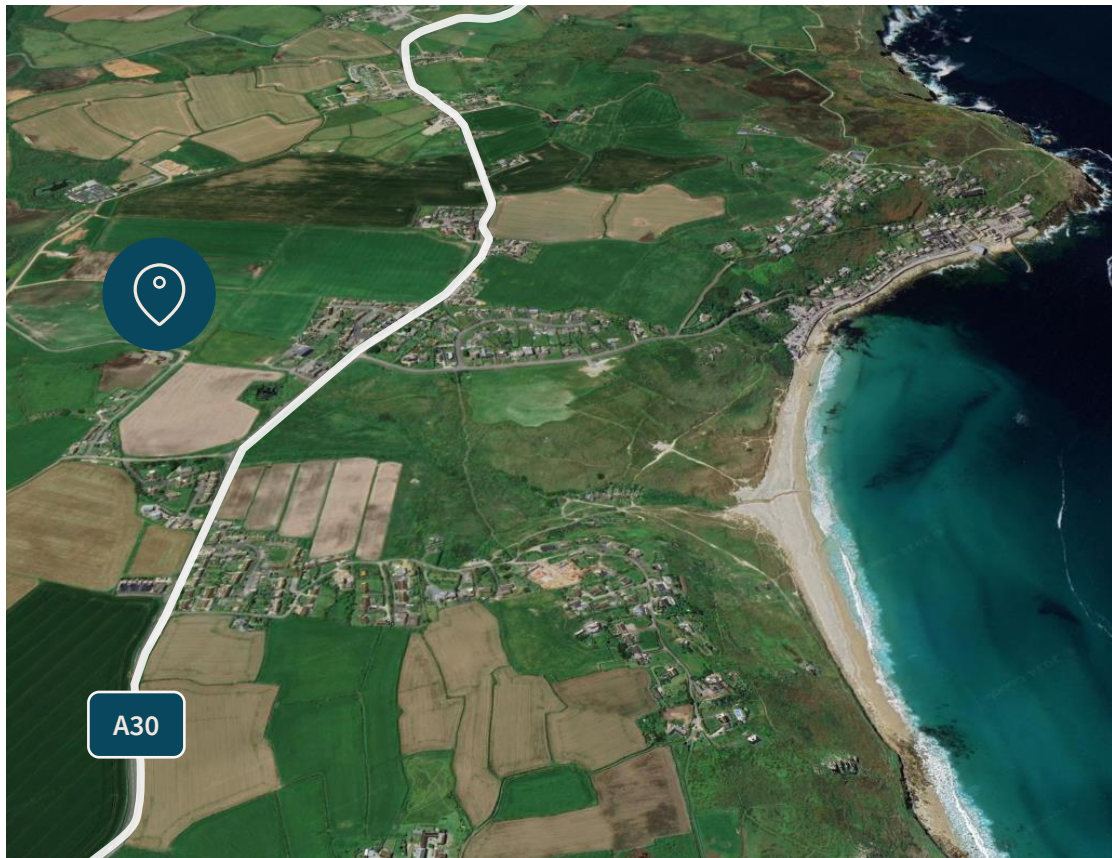


Exeter Airport 2h 12 mins

Indicative plans

Accommodation	Sq m	Sq ft
Ground Floor	298	3,217
Total GIA	298	3,217





Additional information



Business rates

Interested parties are advised to make their own enquiries to the business rates via the VOA website at <https://www.tax.service.gov.uk>



EPC

A new EPC has been commissioned for the property.



Terms

The freehold interest is available at a quoting of £200,000.



Legal costs

Each party to bear their own legal costs incurred in the transaction



Anti-money laundering

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the landlord's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction



Viewing and further information

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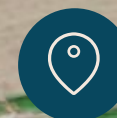
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