

FOR SALE

Guide Price - £885,000 Freehold



Estate Agents

Lewis Haughton

The Boslowick Inn Prislow Lane, FALMOUTH, Cornwall. TR11 4PZ

ABOUT THE PROPERTY

Lewis Haughton are pleased to offer for sale this fantastic Development opportunity. The site is set in excellent, secluded, elevated position within the largest residential area within Falmouth. The site currently houses The Boslowick Inn Public House (No longer trading) which is offered for sale with vacant possession with extensive grounds surrounding it. There is easy site access.

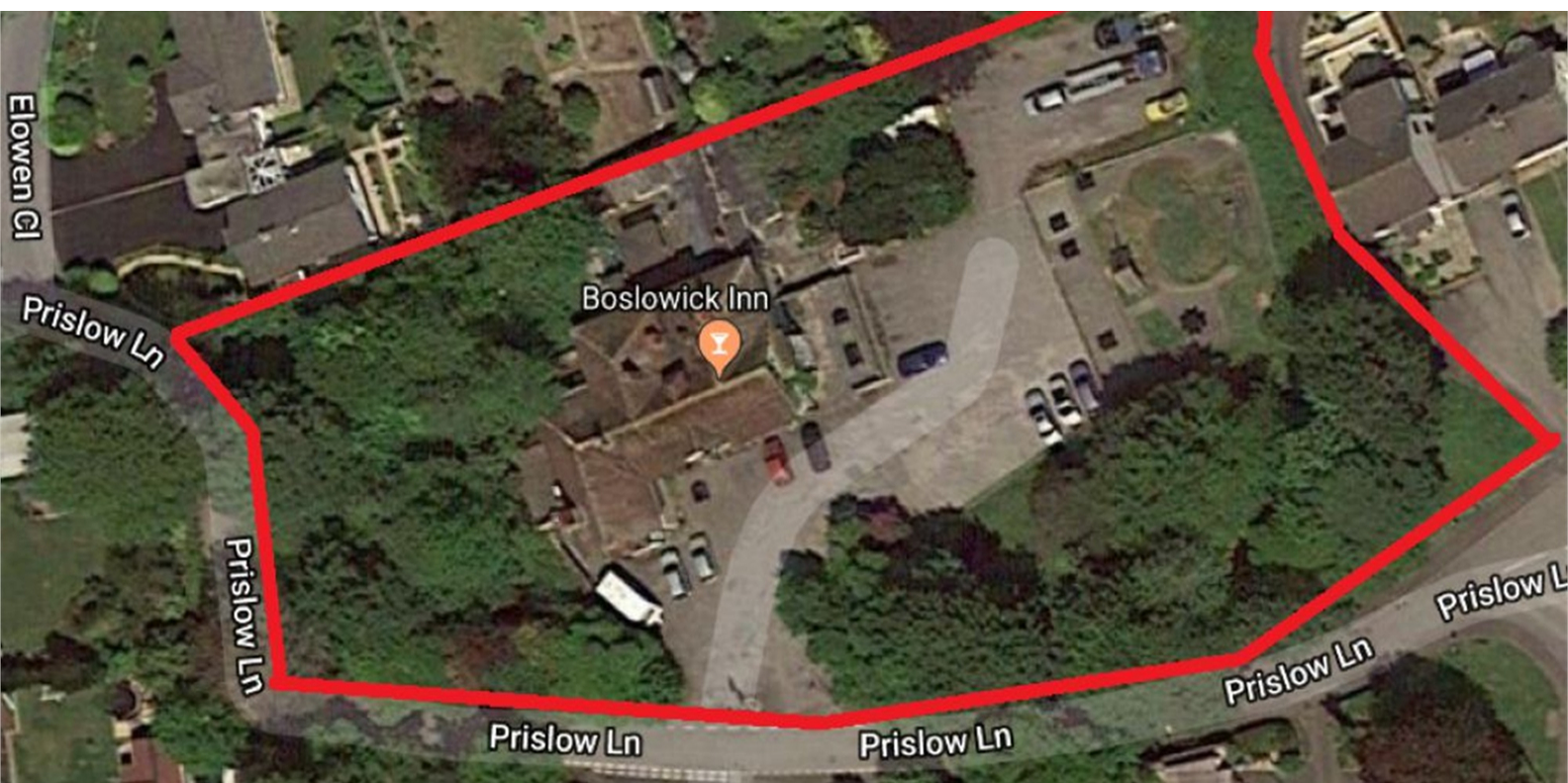
The pre-app states that the site is in a favourable position for re-development and a number of schemes would be favourable and supportive from Cornwall Council subject to the building being retained. Below are two schemes that were looked at in the Pre-App stages. However, the site is of a generous size and could house different types of schemes other than apartments, subject to the necessary planning permissions.

Scheme A - With the pub building being retained purely for conversion into apartments. Create thirteen parking spaces and to build a new block of twelve flats with nineteen parking spaces.

Scheme B - Total of eighteen units. Convert above the pub to create six flats and a separate block of new flats with twelve in the car park giving thirty two parking spaces in total.

FEATURES

- A rare Development Opportunity close to Swanpool Beach in the highly regarded seaside town of Falmouth
- Approximately 1.2 acres
- Elevated views down towards Swanpool Beach and Nature Reserve
- Viewings strictly by appointment only via the agents.
- COMMERCIAL - EPC D



ROOM DESCRIPTIONS

LOCATION

This property is located approximately a mile and a half from the centre of Falmouth and within a mile of Swanpool lake, Nature Reserve and beach.

There are a range of shops within a few minutes' walk including small supermarket, fish and chip shop barbers and beauty salon. There are two primary schools within a 10 - 15 minute walk with Falmouth secondary school under half a mile on Trescobeas Road

There is a bus service that travels along Boslowick Road giving access to Falmouth where a much wider range of shopping, business and leisure facilities can be found.

Falmouth is a bustling harbourside town growing in reputation as one of the UK's most desirable places to live. The town centre boasts a profusion of high quality independent shops nestled between high street stores, galleries, cafes and restaurants. Henry VIII's Pendennis Castle marks the entrance to what is the world's third deepest natural harbour, while the town is home to the National Maritime Museum Cornwall. The colourful harbour plays host to many sailing events and transatlantic races including the Tall Ships race.

The town hosts many food and drink festivals and music events each year. Falmouth's renowned seafront is within a short 20 minute walk and is home to Gyllyngvase's blue flag beach and popular café.

A short walk from the site is the Penmere railway station, providing links to Truro connecting with the national rail network and Penzance to Paddington service.

Newquay airport is approximately a 45 minute drive, providing access to London in around an hour's flight.

The cathedral city of Truro is the centre of Cornwall's business commerce and is approximately 9 - 10 miles distance.

AGENTS NOTES

SERVICES - The following services are available at the property, however we are advised by the vendor have no connection; electricity, gas, water.

DISCLAIMER

These particulars are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Lewis Haughton. No statement in these particulars is to be relied upon as a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. Floor plans are intended to give a general indication of the layout only. All images and dimensions are not intended to form part of any contract or warranty and do not constitute any representation by the Vendor or by its Agent. No warranty is given either expressly or implied and all interested parties should not rely on the information contained herein.



FLOORPLAN



Estate Agents

Lewis Haughton

Falmouth

01326 211511

info@lewishaughtonwills.com

61, Church Street, Falmouth, TR11 3DS