



Brook House Inn, Herver Road

For Sale

Former Brook Public House, 70 Herver Road, Newquay TR7 3BN

Land for Residential Development – 28 Residential Flats & Parking

Offers Invited in excess of £500,000

Subject to contract





Location

The site is located on Henver Road, one of the main routes leading into the town of Newquay from the east.

Newquay is one of the South West's premier tourist destinations being famous for both family holidays and weekend breaks throughout the year.

Newquay itself is situated on the north Cornish coast and is approximately 51 miles from Plymouth and 83 miles from Exeter where the motorway junction of the M5 can be found.

Description

The site is located on the southern side of Henver Road approximately 0.8 miles to the north east of the town centre and beach.

The site is shown edged in red on the plan (right) extending to 0.175 hectares (0.432 acres). It currently comprises the former Brook House Inn (not currently trading) and associated car park. EPC rating E.

The site benefits from good transport links being located on the A3058 which links to the A39 and the A30 to the east. The site is within close proximity to a range of community facilities including local shops, schools, employment areas and health facilities.

Newquay Railway Station is located approximately 0.9 miles to the south west the site.



DISCLAIMER

The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed \$1000.00.80;

The Proposed Development

Planning permission has been granted (Ref: PA16/06883) for the demolition of the existing public house and redevelopment to provide a part three, part four storey building comprising 28 flats with associated parking and landscaping.

The proposed units benefit from private amenity space provided through private balconies/patios. The scheme proposes 28 car parking spaces provided within a courtyard to the front and rear of the site.

Planning

Please direct any planning enquiries to Cornwall Council www.cornwall.gov.uk

Services

All mains Services are understood to be available.

Terms

Offers are invited in excess of £500,000 for the freehold sale with vacant possession on completion.

VAT will be payable in addition to the purchase price.

Method of Sale

Offers are invited for the freehold sale with vacant possession on completion.

All offers are to be sent by post of email for the attention of Mark Walter.

To be returned by email to: mark.walter@eu.jll.com

Or by letter to:

Mark Walter
JLL
The Senate
Southernhay
Exeter
EX1 1UG

Viewing & Further Information

Access is freely available at any time without appointment.

All Enquiries:

Former Brook Public House

**70 Henvy Road,
Newquay TR7 3BN**

Mark Walter

+44 (0) 1392 429315

Mark.Walter@eu.jll.com

Adelle Moore

+44 (0) 1392 429397

Adelle.Moore@eu.jll.com

property.jll.co.uk