

HUDSON & Co.

INTERESTING & RARE OPPORTUNITY

Of Interest to Developers, Investors & Occupiers

**FORMER CLAY DRYING SHEDS, BREAKERS YARD
& INDUSTRIAL BUILDINGS (Part Let)**

On Circa 11 Acres



Bodmin Parkway Industrial Estate

Bodmin Parkway, Bodmin, Cornwall PL30 4BB

****Approx: 50,000 sq ft of Buildings****

****Substantial Area of Hard-Surfaced Open Storage****

****Convenient Position close to A38 /A30****

****Suit multitude of uses subject to planning****

****Existing Dwelling on site****

FOR SALE

01392 477497

Site close to A38, Bodmin Parkway, Bodmin, Cornwall PL30 4BB

LOCATION: The property lies adjacent the mainline station of Bodmin Parkway, close to the A38 and the A30, approximately 4 miles south east of the town of Bodmin in the County of Cornwall.

DESCRIPTION: A linear shaped site that borders the railway to the north, and is accessed from the station car park along a metalled driveway that opens out into a large industrial site comprising a complex of former china clay drying sheds with large areas of concrete hard-standing. At a lower level, and partly built over the former railway sidings, is a terrace of workshops and yards, and these overlook former military buildings that are also used as workshops. Close to the main entrance into the property lie some older workshops, part of which have been converted into a dwelling, the remaining parts of the property comprising woodland and scrub.

The former clay sheds are substantial with thick block-work walls under pitched steel A-frame roofs with asbestos cement cladding, some open bayed, the adjoining buildings being of similar construction, with elements of galvanised steel cladding. Some buildings are in need of repair.

ACCOMMODATION:

BUILDINGS A – B:

Former Clay Sheds: 3,097.86 sq m 33,500 sq ft

BUILDING C

Workshops: 704.74 sq m 7,583 sq ft

BUILDING E

Workshops: 278.25 sq m 2,994 sq ft

BUILDING F

Unit F1 Dwelling

Units F2 – 4 278.06 sq m 2,992 sq ft

All areas are approximate. A number of buildings have not been measured, and where appropriate, measurements have been taken from the VOA rating valuation.

SERVICES: We are informed that the property is connected to mains electricity (single phase). Water is supplied from a private bore hole, and drainage is to a septic tank and soakaways.

RATES: The majority of buildings are assessed as **Factories, Workshops and Warehouses** with the following Rateable Values:

Unit A1	£2,800	Unit C4	£2,475
Unit A2	£3,200	Unit E1	£1,525
Unit A3	£2,700	Unit E2	£1,525
Unit A4	£2,900	Unit E3	£1,525
Unit B	£11,750	Unit E4	£1,825
Unit C1	£2,700	Unit F2	£2,025
Unit C2	£2,600	Unit F3 – 4	£2,800
Unit C3	£2,425		

PLANNING: The property has been established as an industrial location for many years; originally as a china clay drying site, and during the war as a military supplies depot with railway sidings, and more recently as a car storage site, operated by White Horse with adjoining workshop and storage uses associated with the B1, B2 and B8 Use Classes. Whilst the property would suit its continued use for industrial or storage purposes we consider that there is potential for alternatives encompassing leisure and some form of residential use, benefitting from close proximity to a main line railway station. Interested parties should address their planning enquiries to the local planning authority, **Cornwall County Council planning department Tel: 0300 1234100**

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TENURE: The Freehold title includes most of the driveway from Bodmin Parkway Station, across which there is a public footpath that runs down to the railway boundary. There is also a right of way in favour of The Railway Cottages, of which there are four, and now used as one dwelling. There is an established right of way across the station road that was previously subject to a licence.

TENANCIES: A number of the industrial buildings are occupied on an informal basis producing an income of approximately £1,900 per calendar month

PRICE: Price on application (Priced to sell)

COSTS: Each party to bear their own costs in connection with this transaction.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment

Through the sole agents:

HUDSON & Co.

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