

**Hotel Development Land At
Tolvaddon Road
Tolvaddon
Camborne
TR14 0EQ**



- **61 Bedroom Hotel Development Site with Outline Planning Consent**
 - **1.22 acres (0.49 hectares)**
 - **Pool Gateway Site**
- **Suitable For Alternative Uses STP**

POA

LOCATION

Tolvaddon is situated near Camborne and Redruth and is located immediately off the A30 at the Pool junction. The site is located at the Trevenson Gateway and this would be the first building you saw when exiting the A30.

DESCRIPTION

The Camborne Pool Redruth area has had a lot of inward investment in recent years with the new junction at the top of East Hill that was much in need of improvement and now with the new Pool Gateway building adjoining the Cornwall College. The site measures approximately 1.21 acres (0.49 ha) and the access will be from the A3047. The site has an application submitted and approved under the application reference number PA10/06270 and this can be viewed on Cornwall Councils planning portal.

On the ground floor the hotel will accommodate 19 rooms on the ground floor and 21 rooms on each of the first and second floors. The ground floor also consists of a bar and reception area and kitchen near the entrance of the hotel. There will be two lifts for access to upper floors. There will be 65 parking spaces and a further 4 disabled spaces.

The site is predominantly level and has part hardstanding and some made up ground and has had a temporary Highways depot utilising the site for storage cabins and site huts.

PLANNING

Planning Application reference PA10/06270 has been submitted and has now obtained an outline consent. The application submitted is for a 61 bedroom 3 storey hotel site with an internal area totalling 2,000 sqm. We would direct any planning enquiries to Cornwall Council's Planning Department, West 2 Planning & Regeneration, Dolcoath Avenue, Camborne, TR14 8SX Tel. 01209 614450 Email planning.west2@cornwall.gov.uk for this application or discussion for an alternative use,

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

BUSINESS RATES

We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171

VALUE ADDED TAX

All the above prices are quoted exclusive of VAT, where applicable.

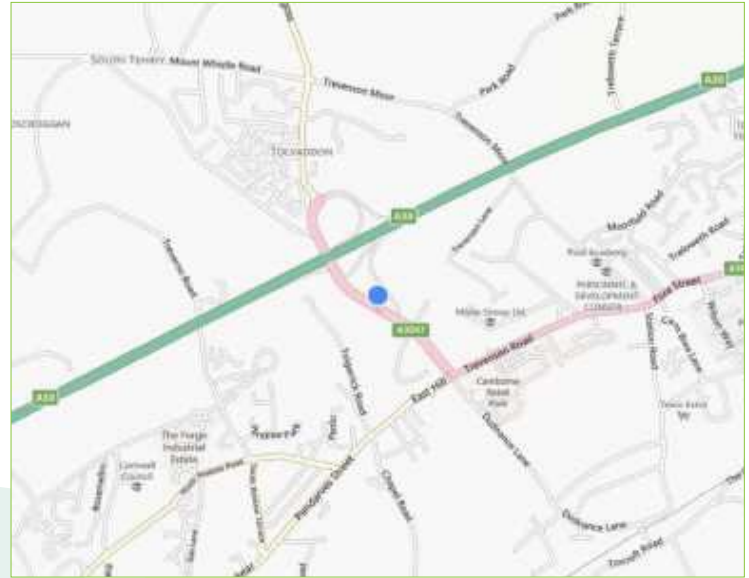


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