



## Nor-Manor Holiday Flats, Tren creek Road, Newquay, Cornwall TR8 4NN

**For Sale**  
Guide price £1,150,000  
EPC Rating: Exempt

- Level site of 0.76 acres with potential for residential development.
- 10 residential flats with further chalet and bungalow.
- Consideration will be given to an offer which is subjects to planning permission for development.
- Further land of 2.64 acres available by separate negotiation adjoining the property.

## Location & Description

The property is located just off Trencreek Road which has easy access onto the A392 on the edge of Newquay and 1½ miles from the centre of the town and the sea.

The site is level and currently comprises Nor-Manor Holiday Flats with eight 2 bedroomed holiday apartments and a further two 1 bedroomed holiday apartments within two blocks which all have planning permission for full residential use. In addition there is a chalet and a bungalow. There is potential to knock down the property and to build new residential dwellings on the site.



## Accommodation

The site extends to approximately 0.09 hectares (0.76 acres) with further land of 1.069 hectares (2.64 acres) available by separate negotiation. The freehold of Nor Manor extends to the area filled in pink. Full rights of access and services will exist for Nor Manor over the entrance area shaded in yellow.



## Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

## Energy Performance Certificate

An EPC is not required as the site is to be re-developed.



## Tenure & Rental

The freehold interest is for sale at a guide price of £1,150,000 and consideration would be given to an offer which is subject to planning permission for residential development.

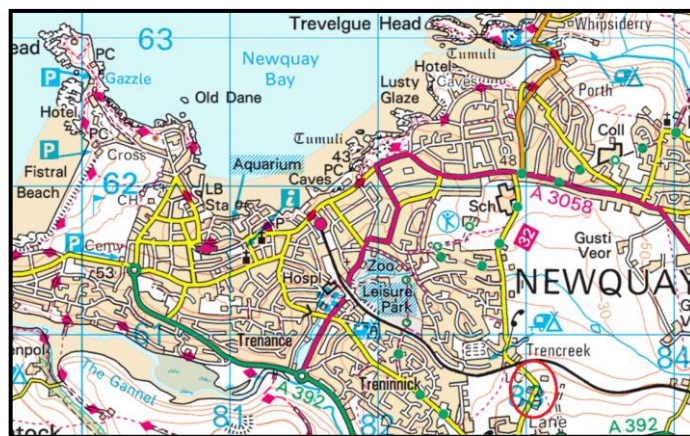
## Viewing

Strictly by appointment through the Sole Agents.

## Contact Info: Stephen Richards

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