

APPROX. 1 ACRE FREEHOLD LAND FOR SALE | POTENTIAL TO DEVELOP FOR A VARIETY OF USES, SUBJECT TO PLANNING CONSENT AND ACCESS.

LAND SOUTH OF TESCO SUPERSTORE
WEST HILL
WADEBRIDGE PL27 7HW

bf
brasier freeth

LAND SOUTH OF TESCO WADEBRIDGE

PL27 7HW

EXECUTIVE SUMMARY

- Undeveloped land parcel extending to approximately 1 acre (0.40 hectares).
- Situated immediately south of Tesco and west of Barnecutt bakery / café.
- Adjoins Dunveth Business Park, with access to the wider area via West Hill and the A39.
- Potential for commercial development, subject to planning and access.
- Freehold for sale – best offers invited.

LOCATION

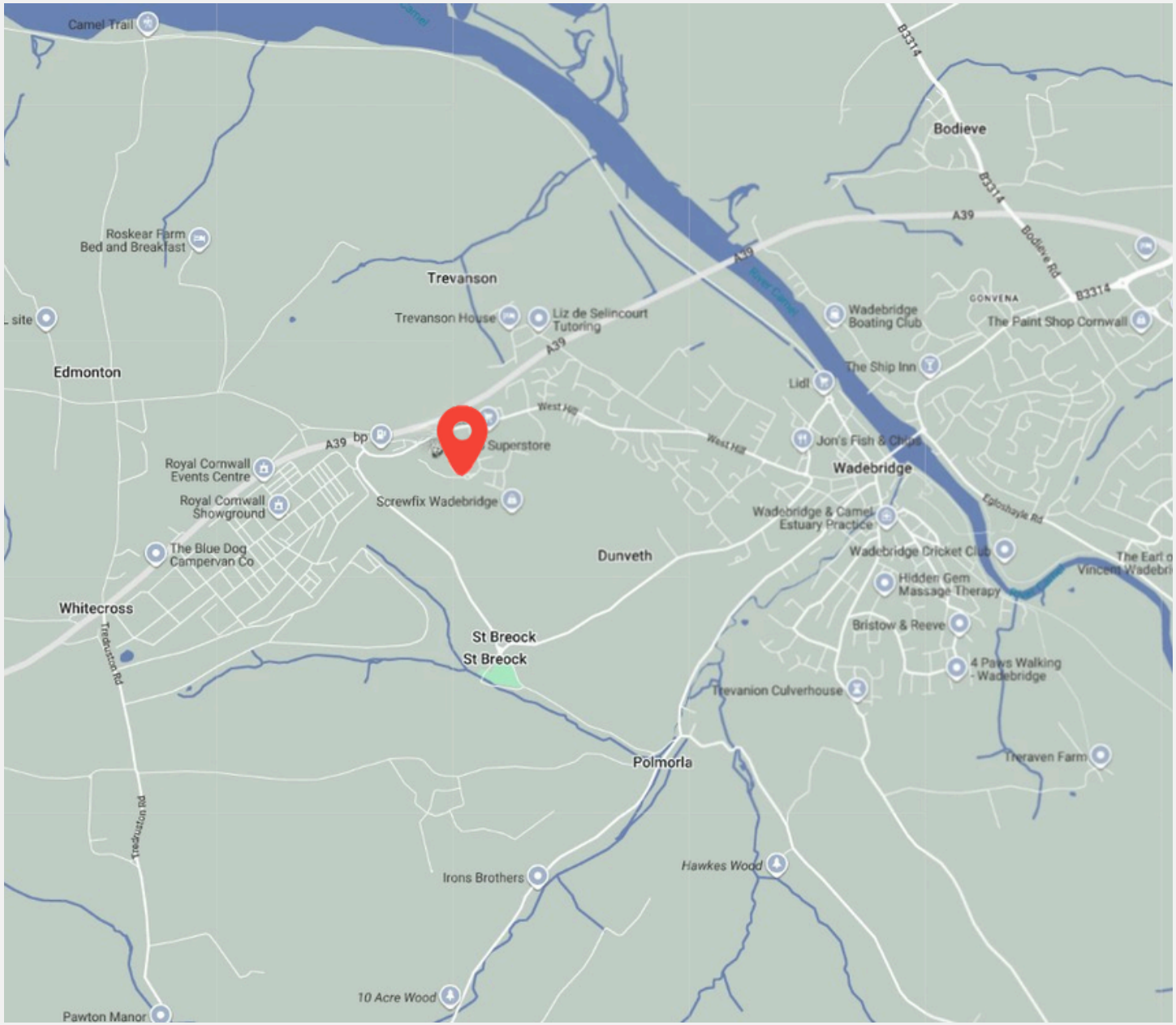
Wadebridge is a market town in North Cornwall serving the surrounding rural area. The property lies on the western side of the town, close to the A39 Atlantic Highway.

The land sits immediately south of the Tesco access road and mini-roundabout, west of Barnecutt bakery / café and adjoining Dunveth Business Park.

DESCRIPTION

A broadly triangular parcel of undeveloped land, currently comprising scrub and vegetation, extending to approximately 1 acre (0.40 hectares), subject to confirmation.

The indicative boundary is shown on the aerial image.



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PLANNING & ACCESS

The land may offer potential for a range of uses, including trade counters, showrooms, healthcare premises, EV charging or drive-through. All uses would be subject to planning permission, satisfactory access and assessment of site constraints.

Interested parties should make their own enquiries regarding planning, access, levels, drainage, services and suitability for their proposed use. Any new vehicular access would be subject to confirmation of rights and the necessary approvals.

TENURE

Freehold. The land forms part of Tesco's registered title CL113219.

METHOD OF SALE

Best offers invited, plus VAT if applicable. Offers should set out the purchase price, proposed use, purchasing entity, funding, timescales and any conditions.

ANTI-MONEY LAUNDERING

In accordance with the AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for the acquisition.



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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quoted are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds or the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.