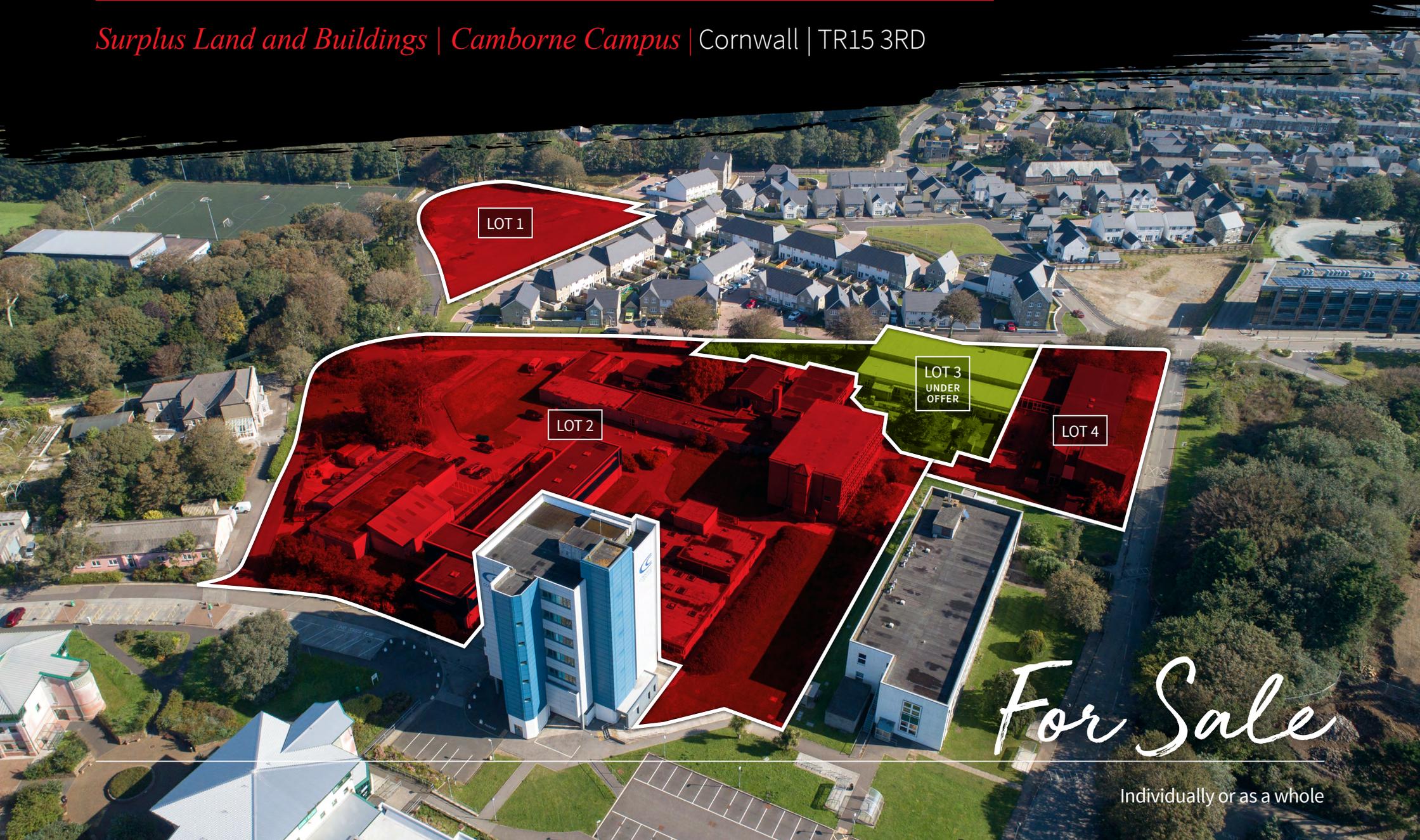


On the instructions of Cornwall College

# Development Opportunity



*Surplus Land and Buildings | Camborne Campus* | Cornwall | TR15 3RD



LOT 1

LOT 2

LOT 3  
UNDER  
OFFER

LOT 4

*For Sale*

Individually or as a whole

## Location



LOTS 2-4

Pool lies under the authority of Cornwall Council and is situated at the northern edge of a conurbation comprising Camborne, Pool and Redruth. The Camborne-Pool-Redruth (CPR) urban area (which includes the satellite villages) has been the focus of significant investment over the last 10 years to improve infrastructure, housing, employment and leisure opportunities and is now the largest urban and industrial area in Cornwall with a population of circa 45,200 (2011 census).

Pool lies on the northern edge of the CPR area approximately 2 miles to the west of Redruth, 14 miles to the west of Truro and 12 miles to the north west of Falmouth. The A30 trunk road from Launceston through to Penzance now by-passes the conurbation around its northern edge.

Newquay Cornwall Airport is situated circa 28 miles to the north east, whilst Camborne Rail Station lies 2 miles to the south-west and provides links onto the mainline network.

The sites form part of the Cornwall College Camborne campus, strategically located on the northern edge of Pool, south of the A30 dual carriageway Tolvaddon junction with the A3047 close to the Camborne retail park and Trevenson Gateway business district to the south west and Pool Innovation Centre to the south east. New housing has been developed by Redrow and Linden on nearby land to the east and south.

The College is in the process of reinvesting in campus facilities and consolidating its curriculum delivery into more modern buildings on adjoining retained land to the west. This will facilitate the release of land and buildings no longer deemed suitable or required for College operations.

This includes the former main College car park (Lot 1) extending to 0.69 ha (1.71 acres) and nine buildings totalling 6,524 sq m (70,224 sq ft) of gross floor-space on land (Lots 2-4) extending to 1.98 ha (4.89 acres).

# The Sites

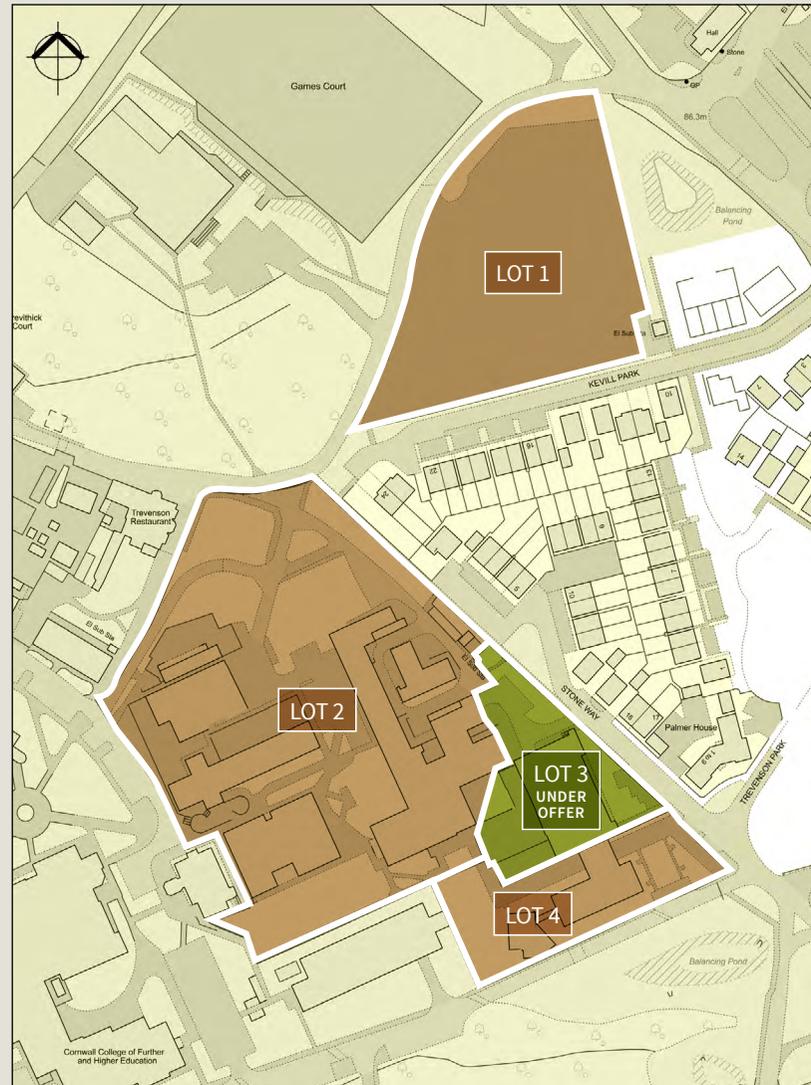
The sites are being offered as a whole or as separate or combined lots as follows:

## LOT 1 CAR PARK

- Approximately 0.69 hectares (1.71 acres)
- Former College main car park with access from Church Road
- Adjacent successful 'Mellior Park' housing development
- Residential development opportunity (subject to planning)

## LOT 2 SURPLUS BUILDINGS

- Approximately 1.44 hectares (3.56 acres)
- 7 single, two and three storey 1950s and 1960s buildings
- Total gross floor space of 4,641 sq m (49,956 sq ft)
- Immediately opposite Redrow's successful 'Mellior Park' development
- Suitable for a variety of uses and/or residential redevelopment (subject to planning)



## LOT 3 KARENZA / NURSERY BUILDING

- Approximately 0.27 hectares (0.66 acres)
- 1960s single storey building refurbished in 2004
- Gross floor space of 845 sq m (9,096 sq ft) with parking for circa 10 cars
- Part former offices (Karenza) recently vacated
- Part occupied by Flying Start Nurseries (SW) Limited - as part of a multiple site leasing arrangement for provision of childcare services to College staff and learners, determinable on 12 months' notice

## LOT 4 HARRIS BUILDING AND LECTURE THEATRE

- Approximately 0.27 hectares (0.68 acres)
- 1960s two storey block with single storey annexe formerly in use as sound studios
- Gross floor space of 1,038 sq m (11,173 sq ft)
- Suitable for a variety of uses or residential redevelopment (subject to planning)

# Planning



LOT 1 | FORMER CAR PARK

The lots are located within the built-up area of Pool, where there is an adopted Development Plan in place which includes the Local Plan Strategic Polices and the Community Network Areas Sections. An emerging Site Allocations Plan is at an advanced stage of preparation but does not include any specific allocation for these sites .



LOT 2 | SURPLUS BUILDINGS

The land is within the AQMA and also the Minerals Safeguarding Area of South Crofty Mine, it is adjacent to the World Heritage site and a Grade 2 listed building (Trevenson House). **Broadly the land is unconstrained and constitutes 'brownfield land' with employment and residential development recently consented and developed immediately to the east.**

The Lots themselves are subject to permissions for educational use, but also have permissions for a children's nursery (Lot 3), B1 employment use (Lot 2) and as part of a wider residential and employment permission (Lot 1).



LOT 4 | HARRIS BUILDING AND LECTURE THEATRE

Proposals for educational uses or those which include residential and/or employment (Use class B1) are likely to be supported in principle by the Council, subject to design considerations and where supported by a comprehensive suite of supporting material.

Residential schemes would be subject of a target 25% affordable housing level, though CIL would be £0.

*Camborne Campus*

## Further information

### EXPRESSIONS OF INTEREST

The sites are being offered for sale as a whole or as individual lots, separately or in combination, by informal tender. Unconditional or conditional (subject to planning) offers are invited for the freehold interest in each case. Disposal of individual lots may necessitate separation of existing utility supplies and provision of new supplies at the purchaser's cost (with potential for continuation of existing supplies pending redevelopment subject to negotiation).

Interested parties are requested to complete and submit the expression of interest document available in the Data Room. The deadline for this is **Friday 8 November 2019**.

THE SITE FROM THE NORTH WEST



### METHOD OF SALE

Bids are to be submitted to **adelle.moore@eu.jll.com** by **1pm on 22 November 2019**.

Bidders should supply the following information to support their offer:

1. Price
2. Purchaser entity (and company number)
3. Proof of finance to complete purchase
4. Track record
5. Any conditions of offer
6. Statement of development assumptions (where relevant)
7. Timing for exchange and completion

Shortlisted bidders will be invited to interview following a review of the offers received. The vendor reserves the right not to accept the highest or any of the bids received and to call for best and final offers if deemed appropriate.

### DATA ROOM

Access to the Data Room and additional information relating to the site is available upon request, via **jacquie.warren@eu.jll.com**

### EPCs

Available upon request.

### VIEWINGS

All viewings are made strictly by appointment only via the selling agents.

*For further information, please contact:*

#### Adelle Moore

T: 01392 429 397

E: [adelle.moore@eu.jll.com](mailto:adelle.moore@eu.jll.com)

#### Andrew Hector

T: 01392 429 303

E: [andrew.hector@eu.jll.com](mailto:andrew.hector@eu.jll.com)



Ground Floor  
The Senate | Southernhay  
Exeter | EX1 1UG

Subject to contract.  
Particulars dated October 2019.

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