

# Heart of Cornwall Development Site Commercial

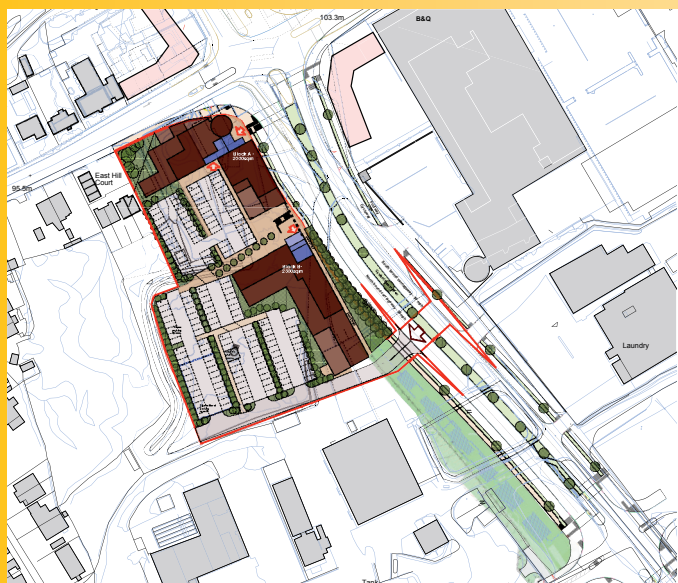
|                              |                             |
|------------------------------|-----------------------------|
| Name                         | 3. Maynes Site              |
| Postcode                     | TR14 8QL                    |
| Site Area acres/<br>hectares | a 2.21/ ha 0.89<br>(Approx) |
| Owner                        | CPR Regeneration            |
| Development Site             | Yes                         |
| Project Leader               | Bill Radmore                |
| Timescale                    | 2011 - 2013                 |

## Description

High profile commercial corner site in the centre of the Heart of Cornwall Business District 400m from Pool A30 junction.

## Town Planning Status

Allocated within an adopted Framework Plan for offices and ancillary uses. A new widened Dudnace Lane is incorporated within the site.



## Development Potential

Allocated in adopted Framework Plan for offices, part of major mixed use scheme.

## Uses & Floorspace

Suitable for up to 5000sqm of offices. Some scope for alternative uses may be acceptable. Adjoining residential site may also be available.

## Known Constraints

Retention of existing mine shaft for ventilation. Some ground consolidation maybe required.

## Availability

Cleared Site.

## Agents

|           |   |
|-----------|---|
| Name      | CPR Regeneration                                      |
| Address   | The Berlewen Building, Trevenson Road, Pool, Cornwall |
| Telephone | 01209 722099  |
| Email     | br@cprregeneration.co.uk                              |
| Contact   | Bill Radmore  |

Subject to eligibility and available funds projects may qualify for ERDF funds under the convergence programme if able to demonstrate deliverability by 2013.

### Disclaimer

These details are for information only & whilst we have taken all reasonable measures to ensure their accuracy at the time CPR Regeneration does not warrant or guarantee their accuracy. Interested parties should in all cases satisfy themselves of the accuracy of the details themselves by undertaking their own investigations & making appropriate enquiries.