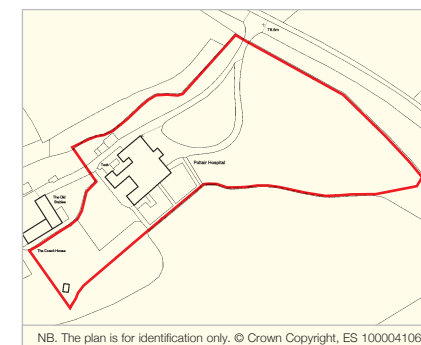


## Penzance

### Poltair Manor, Madron, Cornwall TR20 8SR

- **Freehold Grade II Listed Former Hospital Building extending to (GIA) Approximately 1.044.97 sq m (11,248 sq ft)**
- **Occupying Grounds extending to Approximately 1.05 Hectares (2.60 Acres)**
- **Possible potential for Change of Use to Residential and Additional Development of the Site subject to obtaining all necessary consents**

### Vacant Possession



#### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 10.00 – 11.00 a.m. These are open viewing times with no need to register. (Ref: VB).

#### Seller's Solicitor

Messrs EDC Lord & Co (Ref: Mr P Pulsford).  
Tel: 0208 848 9988.  
Email: ppulsford@edclord.com

#### VACANT – Freehold Buildings and Site



#### Tenure

Freehold.

#### Location

The property is situated on the south-west side of the B3312, equidistant between the villages of Madron and Heamoor, and approximately 1.5 miles to the north-west of Penzance town centre. The B3312 links with the main A30 trunk road approximately half a mile to the south-east. Penzance offers a comprehensive range of retail and leisure facilities. The town is popular with tourists given its position overlooking Mount's Bay and has a population of in excess of 20,000 inhabitants. Penzance Rail Station provides direct services to Exeter, Bristol and London, as well as a ferry connection to the Isles of Scilly, and the A30 provides links to the national motorway network (M5) at Exeter, approximately 110 miles to the north-east. Newquay Airport is also accessible, lying around 30 miles distant.

#### Description

The property comprises a building arranged over basement, ground, first and part second floors. The building was originally constructed as a country house in the early 1900s predominantly from granite masonry, with numerous extensions and outbuildings having been added since. The property is accessed via a private driveway leading through private woodland, and the site extends to approximately 1.05 hectares (2.60 acres) and also includes both parking areas and a garden. The property was previously arranged to provide a mix of

clinical and patient accommodation with offices on the second floor. There is a lift servicing the accommodation on the ground and first floors.

#### Accommodation

The property was not internally measured by Allsop. The measurements contained within the schedule of Accommodation below were provided by the Vendor.

#### Planning

Local Planning Authority: Cornwall Council.  
Tel: 01872 224397.

The property may afford potential for change of use to residential and additional development of site subject to obtaining all necessary consents.

#### VAT

VAT is NOT applicable to this Lot.

#### Clawback

There are Clawback and Overage Provisions applicable to this lot. Prospective purchasers are advised to refer to the Special Conditions of Sale and transfer documents for further information.

Building	Floor	Accommodation	Approximate GIA sq m (sq ft)	
Main Hospital	Basement	Stores	79.54 sq m	(856 sq ft)
	Ground	Reception, Clinical, Treatment and Therapy Rooms, Offices, Stores, Meeting Rooms, Kitchen, WCs	449.21 sq m	(4,835 sq ft)
	First	Clinical, Treatment and Therapy Rooms, Offices, Stores, Meeting Rooms, WCs	370.24 sq m	(3,985 sq ft)
	Second	Offices, Staff Room, Storage	145.98 sq m	(1,571 sq ft)
	Total		1,044.97 sq m	(11,248 sq ft)
Outbuildings	Ground	Storage, Plant and Machinery	23.98 sq m	(258 sq ft) (Total)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.