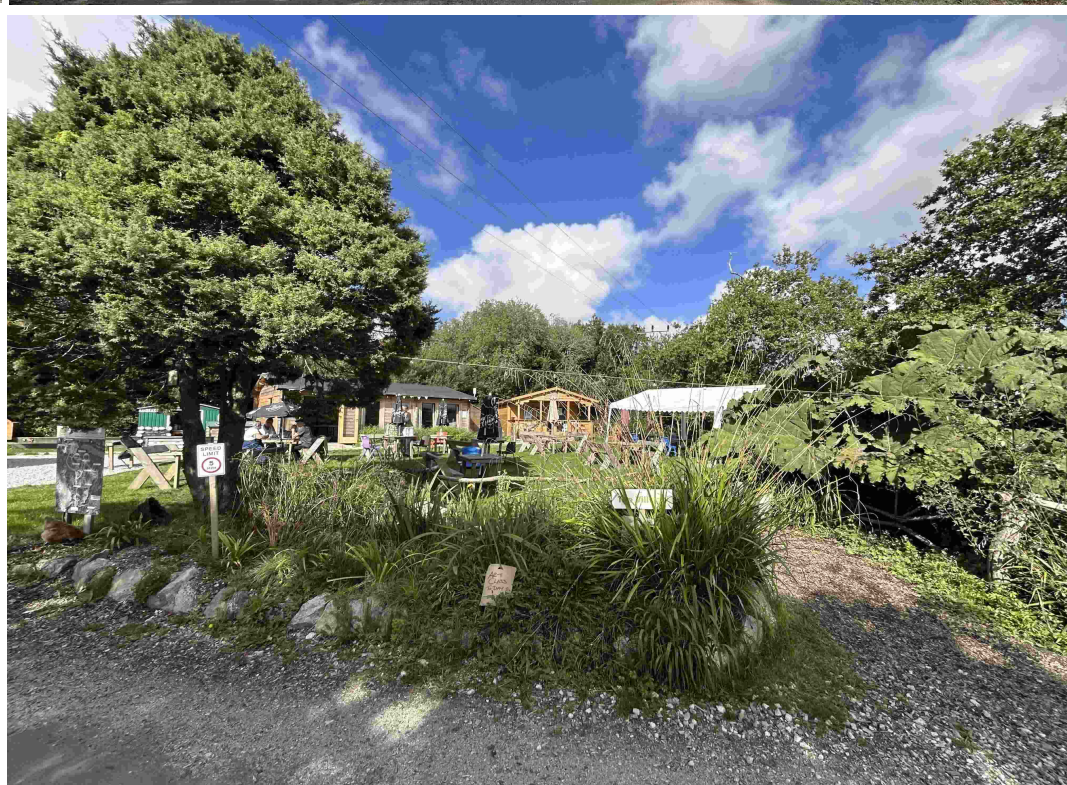
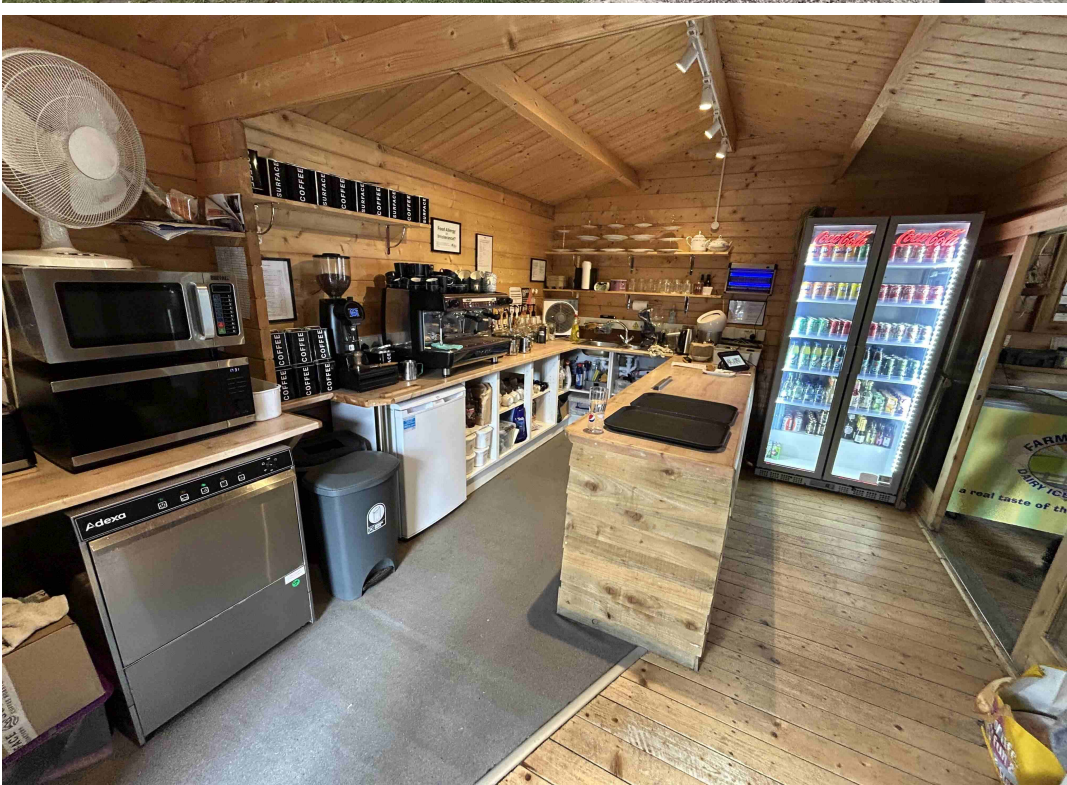




**LANJETH NURSERY & WATER GARDENS, COOMBE ROAD, LANJETH,
ST AUSTELL, CORNWALL, PL26 7TL**

£750,000 FREEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists



SUMMARY:

- LEISURE GARDEN AND CAFÉ / FUNCTION / EVENT/ BUSINESS
- SET IN C. 13 ACRES IN MID CORNWALL
- COMPRISING PURPOSE BUILT CAFÉ / OTHER BUILDINGS
- TWO LARGE COMMERCIAL GLASSHOUSES
- GROWING BUSINESS WITH SCOPE TO DIVERSIFY
- SITE DATES TO THE 1960'S, CURRENT OWNERS 2022
- A RARE OPPORTUNITY WITH ENDLESS POTENTIAL
- EPC : B38

LOCATION:

Lanjeth occupies a rural location a few miles to the west of St Austell and the A390 connecting St Austell and Truro.

The site draws on a wide population with many villages nearby and is close to one of the County's principal towns and the City of Truro.

PROPERTIES:

We understand the site was formerly a fisheries and nursery and has several buildings from this era, notably the large glasshouses.

In more recent years 2023 to 2025 our clients have added additional buildings to provide a food and beverage offering and some community spaces.

In addition are several workshop / service area buildings alongside some temporary structures.

BUSINESS:

We understand our clients acquired the site in 2022 during which time they have invested in the infrastructure and buildings to provide a community facility and also grow a sustainable business.

The business is owned by 4 partners and is assisted with volunteers and some paid staff.

The first full years trading (year end February 2026) show net sales of c. £154k with a GP of 67.6%.

At the time of writing the total income for the year end February 2027 (on a pro rate basis) is projected to be in the region of £165k as the business continues to grow.

Accounting data will be released to interested parties following a site visit / client meeting.

For further information about the business please see our clients website www.lanjeth.co.uk

ACCOMMODATION:**Fixed Buildings:**Cafe (2023 and extended 2024)

Of wooden construction on a concrete base measures 10.5m x 5.52m, with a defined kitchen area (with door to side), display cabinet for cakes etc, Casadio 2 Group coffee machine and separate grinder, fridges and drinks chiller, microwaves.

Attached to the side is a WC, disabled and other use.

Also, a plant and filtration system for the borehole.

Pavillion (2025)

Similar construction as the Cafe, measures 7.91m x 5.52, hired for classes.

Craft Building (2025)

Similar construction as above, measures 4.22m x 3.58m.

On the edge of the Car Park are located several service buildings and areas:

Workshop / Shed: 5.83 x 3.55m, with power and light.
Store: 7.11m x 3.0m, fashioned from a container, with wood panelling, with power and light.
Open Store: 8m x 6m approx, water via a standpipe.

Commercial Glass Houses

2 internally connected measuring 8m x 37m (advised and not able to measure due to construction), with mechanical vents and water.

A rear area has been separated to make a workshop.

Other Buildings and Temporary Structures

Marquee 01: is two marquees joined, measures approx. 26m x 8m and 13m x 8m. Used for plant sales.

Marquee 02: is two marquees joined, measures approx. 12m x 6m and 10m x 3m. Used for events.

Polytunnels x 2 one frame and other covered, not measured.

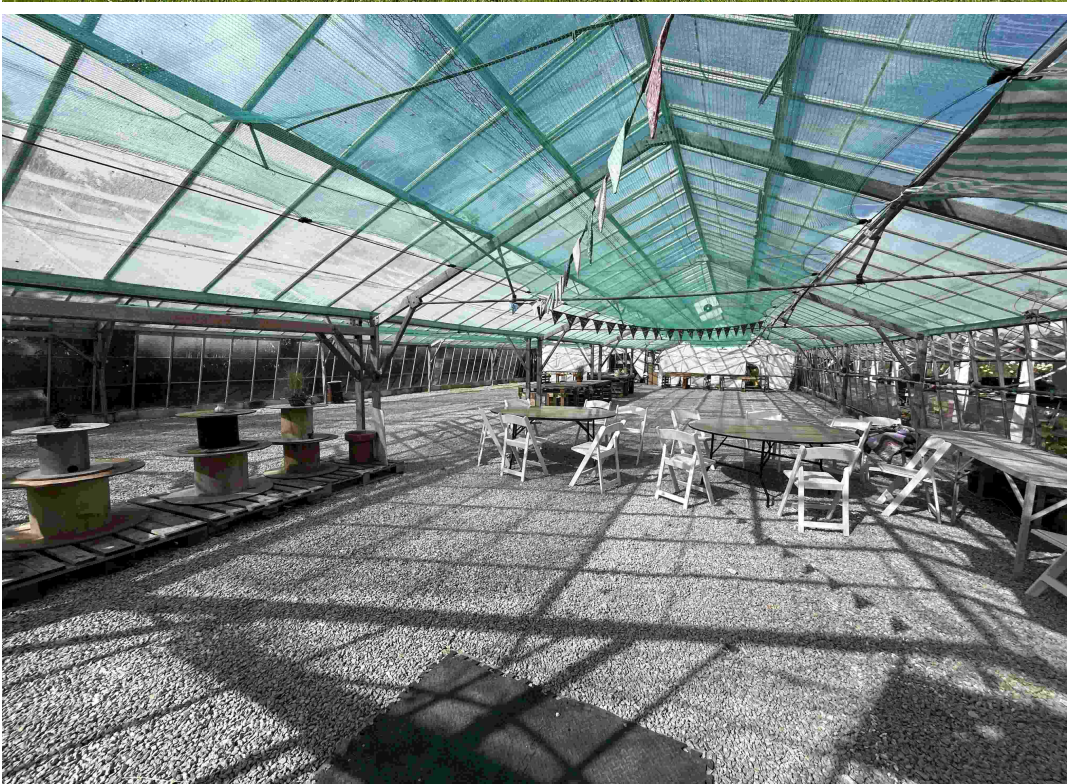
Site Area:

Total area comprises c. 13.37 acres (digital map tool generated, interested parties to verify for themselves), of largely level ground with woodland walks, ponds and defined wildlife areas and some areas left to nature, such as the woodland and the Cornish heathland.

NB: Digital Plan available as part of Data Pack.

Car Park: For c. 40-50 vehicles, plus 6 dedicated disabled spaces.





TENURE:

Freehold

TITLE PLANS & LEGAL EASEMENTS / COVENANTS:

Title Number : CL41943

Advised no public rights of way over the land, or restrictive covenants.

NB : Copy of Title Plan available as part of Data Pack.

PLANNING PERMISSIONS:

Construction of potting shed including cafe and retail space

Lanjeth Nursery Coombe Road High Street St Austell
Cornwall PL26 7TL
Ref. No: PA24/02686

Non material amendment in relation to Decision Notice
PA24/02686 dated 28/06/24:

- Amendment to building footprint area.
- Window materials, locations and location of covered patio amended.
- Change roof material from standing seam to metal profile sheet/timber.
- Solar array added.

Lanjeth Nursery Coombe Road High Street St Austell
Cornwall PL26 7TL
Ref. No: PA25/02656

NB : Copies available as part of Data Pack.

LICENCE:

Premises Licence for the sale of alcohol for consumption on the premises (Monday to Sunday 12:00 – 21.30).

METHOD OF SALE:

Transfer of going concern on a sale of Shares in the Cornwall Ambulance Services Ltd, Registered number 14353438 (holding company for Lanjeth).

SERVICES:

Advised by clients

- Drainage : Sewage treatment and discharge system.
- Water : Private supply via borehole.
- Electricity : Three phase.
- Gas : None.
- Heating : None.

Interested parties to make own enquiries via statutory providers.

VALUE ADDED TAX: We are advised the business is Registered for VAT on sales.

STOCK:

At valuation (cost price) agreed between seller and buyer on day of completion.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction, whether the matter completes or not.

BUSINESS RATES: We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> (by postcode and business address) which shows that the current (effective April 2026) rateable value is £12,750.

INVENTORY OF FIXTURES & FITTINGS:

All trade fixtures and fittings essential to the running of the business are to be transferred free of lease / lien on Completion.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for the Cafe is B (38).

FINANCE OF PURCHASE:

If you require and advice on a potential purchase of Lanjeth Nursery and Water Gardens at no initial cost, please contact Graham Timmins on details below.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019

Email gt@miller-commercial.co.uk

Jonny Bright on 01872 247022

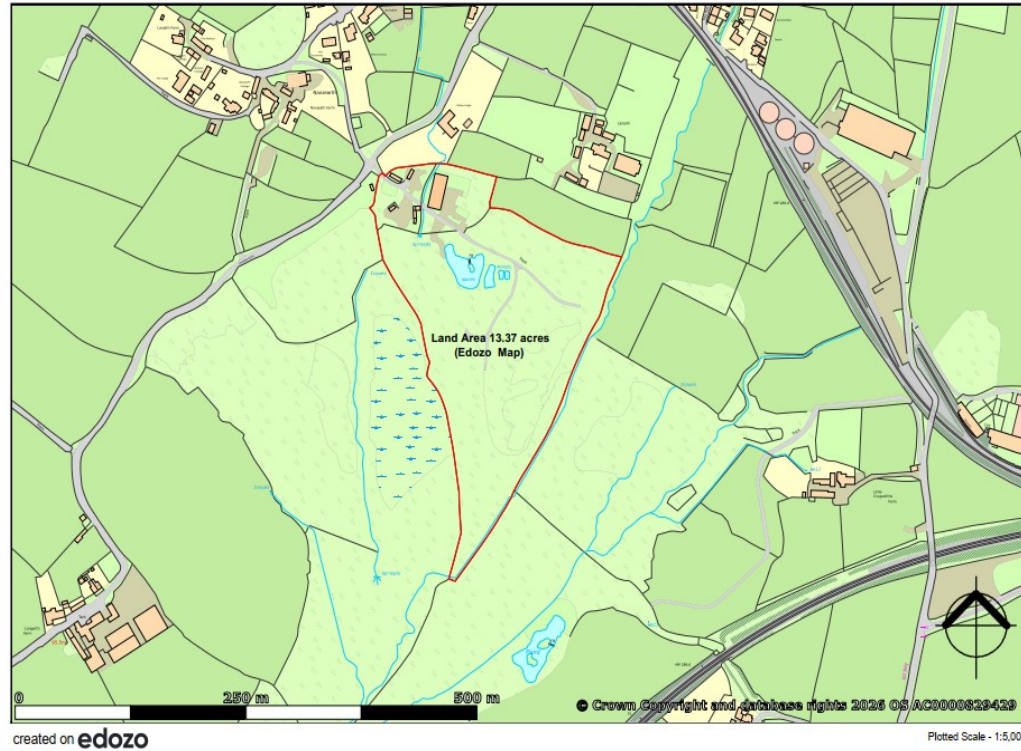
Email jb@miller-commercial.co.uk







Lanjeth Nursery & Water Gardens, Coombe Road, Lanjeth, High Street, St. Austell, PL26 7TL



This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

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