



KEY FEATURES

- Former agricultural building
- Half-acre site
- Proposed 3 bedroom accommodation
- Consent for conversion
- Wooded valley setting
- Very edge of Truro

CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

PENVENTINNIE, TRURO



THE TRACTOR SHED, PENVENTINNIE, TRURO, TR4 9EG

A RARE OPPORTUNITY FOR A CONVERSION PROJECT ON THE EDGE OF THE CITY

A former Tractor Shed having Class Q consent for conversion set in approximately half an acre. Lovely wooded plot of land in sheltered valley on the very edge of the developed environs of Truro.

Plans provide for 3 bedroom accommodation. No CIL payment
Landscaped sloping site, two access points and abundantly planted with specimen rhododendrons.

Freehold

PRICE GUIDE £285,000

GENERAL REMARKS AND LOCATION

This building and land was formerly part of Penventinnie House. It nestles within the valley slope of the River Kenwyn just a short distance from the developed environs of Truro and approached via Penventinnie Lane. It is a lovely sheltered and wooded site which has been landscaped on several levels and with two vehicular access points from the adjacent highway. Class Q consent was acknowledged on the 24th August 2024 for the conversion of the existing building to a 3 bedroom dwelling.

Penventinnie Lane is a minor road descending the valley behind the Royal Cornwall Hospital and connecting with the minor road leading up through the Kenwyn valley to Tregavethan from the hamlet of Boscola. The valley is notably unspoilt and with little or no new development it is a haven for walking. The various amenities of the centre of Truro are just over a mile from the property whereas the nearby environs include the Richard Lander School, Truro College, Truro Prep School and the Primary School at Threemilestone. The Truro Golf Club is also nearby whilst out-of-town stores include Homebase, Currys/PC World, Next, Argos, Pizza Express and a host of other outlets.

There is access to the A30 (about 4 miles) and hence easy

access to all parts of the county including north and south cornish coasts.

THE SITE

The site extends to approximately 0.48 of an acre. It has been landscaped by way of terraces to maximise use of the natural slope and there are two vehicular entrances with a driveway leading to the existing Tractor Shed. Mature trees are a particular feature and in the lower part of the plot there are a large number of specimen rhododendrons.

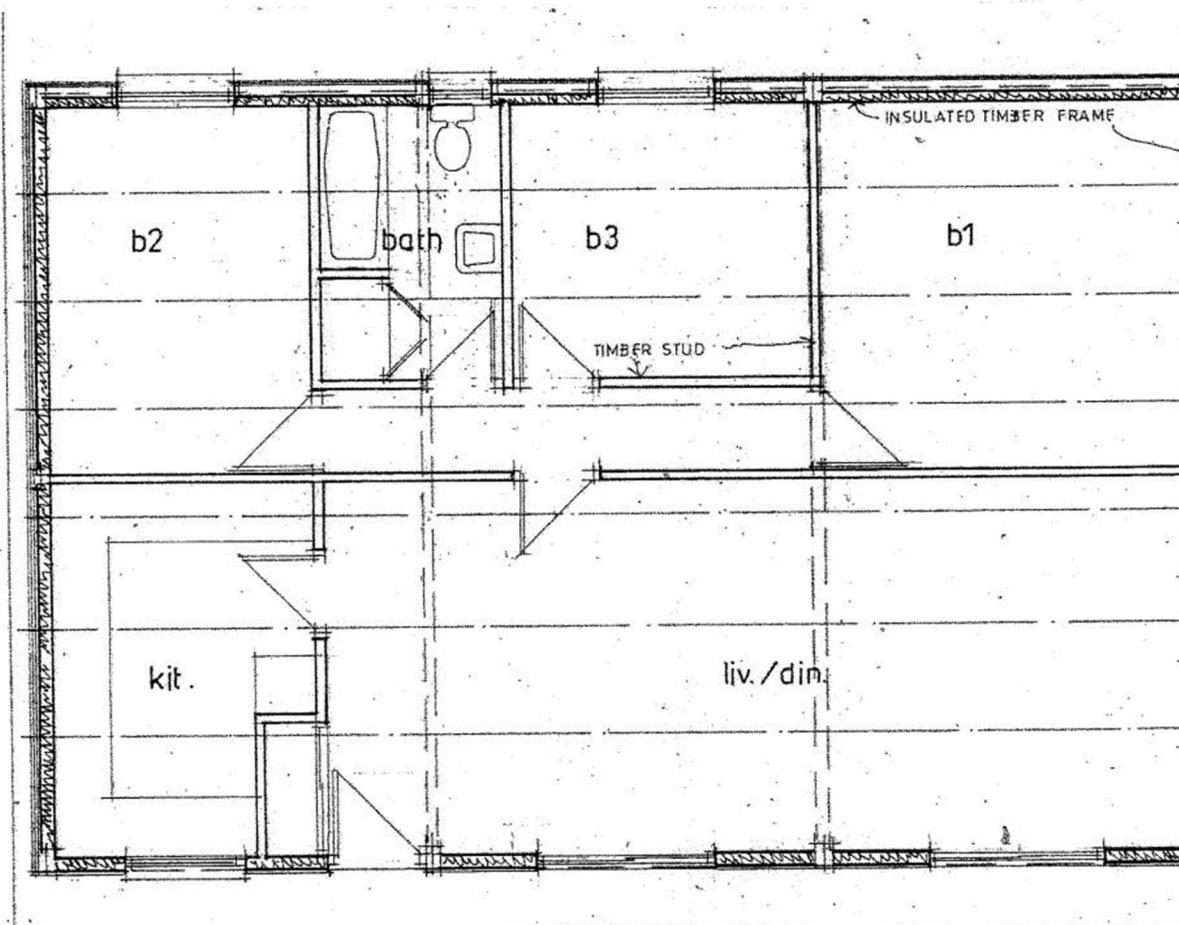
THE TRACTOR SHED PROPOSAL

This is essentially a timber frame rectangular building providing an overall floor area of 93 sq metres. The plans for the conversion provide for 3 bedrooms, bathroom, open plan lounge/dining room and kitchen.

PLANNING

In accordance with application PA/05040 Cornwall Council have advised that the proposal will not require prior approval of the Local Planning Authority.

The proposal constitutes permitted development as defined under Class Q, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development)



(England) Order2015 and may therefore be carried out providing that it is wholly in accordance with the submitted details and the following conditions.

1. The development hereby permitted must be completed within a period of three years from the date of this decision in accordance with Schedule 2, Part 3, paragraph Q.2(3) of the Town and Country Planning (General Permitted Development) Order 2015.
2. the development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of the Application".

Plans referred to in Consideration of this application:
 Site/location plan 2510.01 REV A received 28/06/24
 Existing 2510.02 received 28/06/24
 Existing 2510.03 received 28/06/24
 Existing 2510.04 received 28/06/24
 Proposed 2510.05 REV A received 28/06/24
 Proposed 2510.06 received 28/06/24
 Proposed 2510.07 received 28/06/24

Copies of any of these plans are available from the agents.

There will be no CIL payment for the conversion of the building.

SERVICES

Mains water and mains electricity available but not connected. Prospective purchasers must make enquiries with service providers regarding connection. A new private drainage system will need to be constructed.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

There are various ways to approach Penventinnie but the most direct route is by taking the slip road off the roundabout on the A39 which provides access to the Royal Cornwall Hospital Hospital. Do not turn into the hospital car park entrances but continue around to the rear of the hospital where the road ultimately leads down a quiet lane into the countryside. Continue down this road for approximately a quarter of a mile and the entrance into "The Tractor Shed" will be on the right hand side with a "for sale" board displayed (just after passing Penventinnie House).