



THE PADDOCK

SILVERWELL

TRURO

TR4 8JG

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

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BUILDING PLOT AND MOBILE HOME IN A QUIET HAMLET
SETTING JUST THREE MILES FROM TRURO AND CLOSE TO THE
NORTH CORNISH COAST

In a very private rural setting within the hamlet of Silverwell on the western side of Truro between St Agnes and Perranporth.

Planning consent for a detached bungalow with large garden and outbuildings.

Proposed accommodation: Three bedrooms - master en suite, kitchen, lounge/dining room and bathroom.

Sale includes a superb Versailles mobile home with three bedrooms, open plan kitchen, lounge and dining room, utility and bathroom.

Mains electricity and water supplies are on site. Private drainage already installed.

A very rare opportunity to purchase a plot close to Truro with privacy and large garden.

Further information from the sole agents.

GUIDE PRICE £300,000

Philip Martin

PHILIP MARTIN

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

(a) Whilst every care has been taken in 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

This is a very exciting and increasingly rare opportunity to purchase a building plot in a very private position with large enclosed garden that extends to 0.8 of an acre. The vendors have made a lawful material commencement of building by installing the private drainage system and this has been acknowledged by Cornwall Council. The planning permission will not now expire. The location of The Paddock is very special. It lies in a quiet rural setting and enjoys total privacy yet is within easy access of Truro, St Agnes, the north Cornish coast and A30 for quick commuting.

The sale includes the mobile home where the vendors currently live. It is in excellent condition and has private drainage, mains water and electricity connected. The accommodation includes an open plan kitchen, lounge/dining room, three double bedrooms, utility and bathroom.

LOCATION

Silverwell is a scattered rural hamlet in a very pleasant countryside location and lies just off the A3075 about five miles from Truro and three miles from St Agnes. It is approached by narrow Cornish lanes and whilst seemingly "miles from anywhere" it is within close proximity of the A30 at Chiverton Roundabout for quick commuting and also close to Perranporth and the north Cornish coast.

PLANNING PERMISSION

Cornwall Council Granted Conditional Planning Permission on 27th July 2018 - Reference: PA18/03966 For: Construction of a single dwelling to replace lawful residential caravan and to extinguish permission reference PA17/06140 for piggeries conversion.

The permission granted is to replace the current mobile home with a brand new detached bungalow. The proposed bungalow will have three bedrooms, lounge/dining room, kitchen and bathroom. The current mobile home will have to be removed. The land is enclosed within natural hedge boundaries and is perfect for hobby farming or a small horse or pony. It is incredibly private and quiet. The plot extends to just under one acre and has some former agricultural buildings.



CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- 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 this Application".

- Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 The development to which this planning permission relates shall not be implemented if any part of the development for which planning permission was granted by the Local Planning Authority on 20.02.2018 under application reference PA17/06140 is begun.

Philip Martin



Reason: To restrict an unjustified dwelling being constructed within the countryside eroding the rural setting in accordance with Policy 7 of the adopted Local Plan and paragraph 79 of the National Planning Policy Framework 2018.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no development within Classes A, B, C, D and E of Part 1 of Schedule 2 to the said Order shall be carried out without an express grant of planning permission, namely: The enlargement, improvement or other alteration of the dwellinghouse; The enlargement of the dwellinghouse consisting of an addition or alteration to

its roof; Any other alterations to the roof of the dwellinghouse; The erection of construction of a porch outside any external door of the dwelling; The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure.

Reason: In the interests of the amenities of the occupiers of adjoining dwellings/visual amenities of the area, and in accordance with Policies 7 and 12 of the adopted Local Plan.

5 Within 3 months of the occupation of the dwelling hereby permitted the existing dwelling on the site shall be demolished/removed from the site and no other caravans shall subsequently be placed on the land outlined in red on the approved location plan and block plan notwithstanding the provision of Section 55 of the Town and Country Planning Act 1990 (as amended).

Reason: The permission is granted solely on the basis that it is a replacement for the existing dwelling on the site in accordance with Policy 7 of the Cornwall Local Plan Strategic Policies 2010- 2030 and paragraph 79 of the National Planning Policy Framework 2018.

6 Notwithstanding the approved details, the existing

structures positioned in the north of the site known as the former piggeries, as shown on Drawing No. 1448 2A received 6 June 2018, shall not be used for any purpose other than those incidental to the enjoyment of the replacement dwelling hereby approved.

REASON: To safeguard the rural character of the area and to ensure that the development accords with policies 12 and 23 of the adopted Local Plan.

SERVICES

Mains water and electricity. Private drainage.

N.B

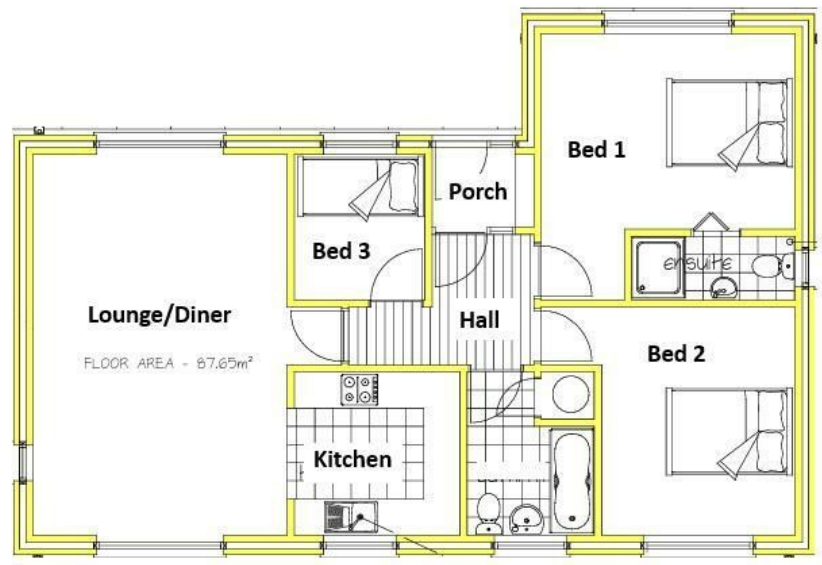
The electrical circuit, appliances and heating system have not been tested by the agents.

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 several ways to approach the property but for ease of direction we recommend the following route. From the new Chiverton Roundabout take the exit signposted to Newquay and Perranporth on the A3075. After a short distance take a very sharp left hand turn and continue on this road for approximately half a mile and the property is located on the right hand side.



FLOOR PLAN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100 A		
	81-91 B		
	69-80 C		
	55-68 D		
	39-54 E		
	21-38 F		
Not energy efficient - higher running costs	1-20 G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	92-100 A		
	81-91 B		
	69-80 C		
	55-68 D		
	39-54 E		
	21-38 F		
Not environmentally friendly - higher CO ₂ emissions	1-20 G		
England & Wales		EU Directive 2002/91/EC	



north west



north east



south east



south west

