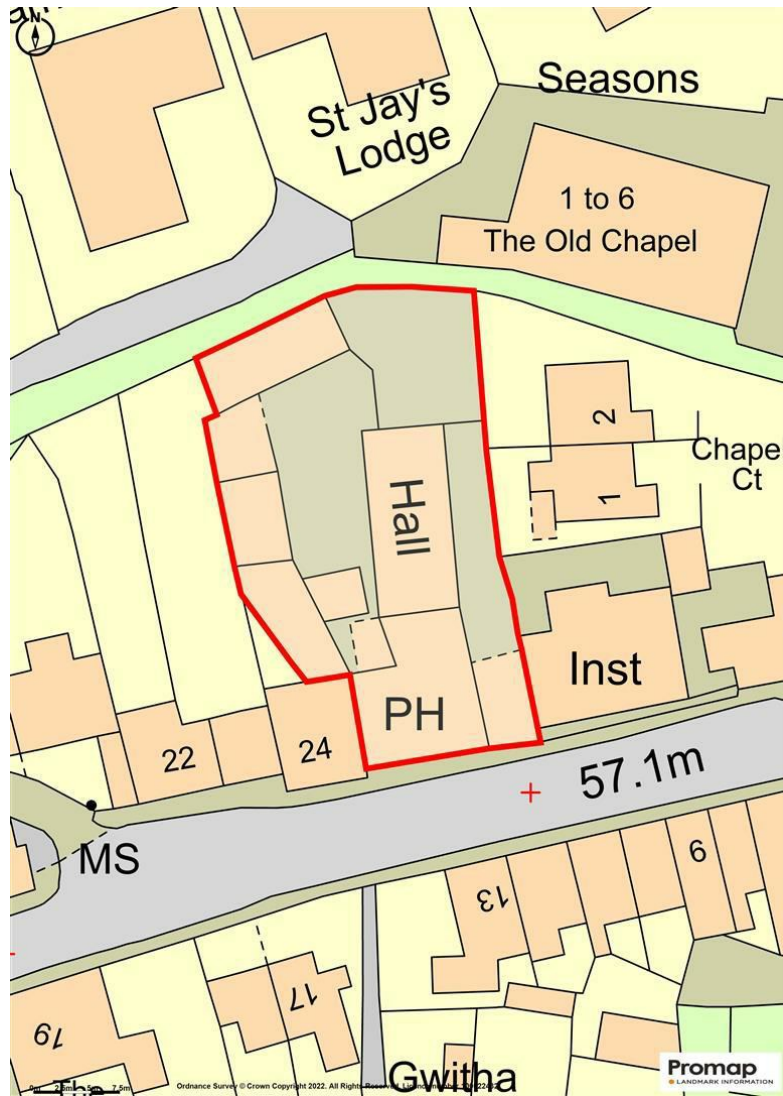


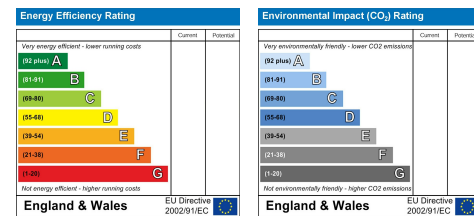
FORE STREET, CHACEWATER, TRURO



KEY FEATURES

- Lodge - Approx 3000 Square Feet
- Substantial Period Building
- Parking
- Development Opportunity
- Outbuildings

ENERGY PERFORMANCE RATING



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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.

CONTACT US

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BRITANNIA INN & BOSCAWEN LODGE FORE STREET, CHACEWATER, TRURO, RESIDENTIAL DEVELOPMENT OPPORTUNITY

FORMER HOTEL WITH PLANNING PERMISSION TO CONVERT INTO THREE APARTMENTS & MASONIC LODGE

In the centre of the village close to excellent amenities.

Proposed conversion for three, two bedroom apartments over two floors.

Shared external amenity area and bin storage.

Neighbouring former masonic hall also included - further information from the sole agents.

A very rare opportunity. Viewing essential.

Freehold. Council Tax - B.

GUIDE PRICE £300,000

## THE BRITANNIA INN

A superb opportunity to create three spacious apartments within a former pub in the heart of Chacewater. Planning permission was granted by Cornwall Council on 30th June 2021 (planning reference PA20/09547) For "Proposed conversion of building to form three self contained units and associated works".

The Britannia Hotel has been closed for several years and whilst originally a coaching inn, it has been run as a public house for many years. It is a handsome building which is thought to have been built in the early nineteenth century, not surprisingly it is Grade II Listed. The building had been completely gutted internally by the previous tenant and subsequently the local planning authority has given consent to convert into three individual apartments. As the internal walls have been removed, a lot of the work has already been done. An internal viewing is essential.

## CONDITIONS

Planning permission has been granted subject to the following 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 On demolition of the existing single-storey toilet block sited to the rear of the building to which this consent relates, the exposed walling and ground surfaces

shall be made good in accordance with a detailed scheme which shall have been submitted to and subsequently agreed in writing by the Local Planning Authority.

Reason: To safeguard the character and setting of this building which is listed as being of special architectural or historic interest and the wider character of the Chacewater Conservation Area in accordance with the aims and intentions of Policy 24 of the Local Plan Strategic Policies 2010-2030 (Adopted 22nd

November 2016), Policies HE1, HE3 and HE4 of the Chacewater Neighbourhood Development Plan 2018-2030 and section 16 of the National Planning Policy Framework 2019.

4 Prior to the first use or residential occupation of the dwellings hereby permitted, whichever is the sooner, the new boundary walls and associated gate to enclose the area of shared external amenity space as indicated on drawing number 18017-PL-00-03 Revision B shall be constructed and installed fully in accordance with details which shall previously have been submitted to and subsequently agreed in writing by the Local Planning Authority. The walls and gate shall be retained as such thereafter.

Reason: To safeguard the character and setting of this building which is listed as being of special architectural or historic interest and the wider character of the Chacewater Conservation Area in accordance with the aims and intentions of Policy 24 of the Local Plan Strategic Policies 2010-2030 (Adopted 22nd November 2016), Policies HE1, HE3 and HE4 of the Chacewater Neighbourhood Development Plan 2018-2030 and section 16 of the National Planning Policy Framework 2019.

5 The development hereby approved shall be carried out in accordance with the recommendations set out in Sections 6 and 7 of the Bat Emergence/Re-entry Surveys and Mitigation Report produced by Darwin Ecology, dated 10th June 2021 and forming part of this application.

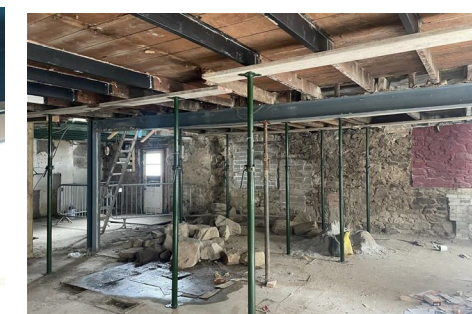
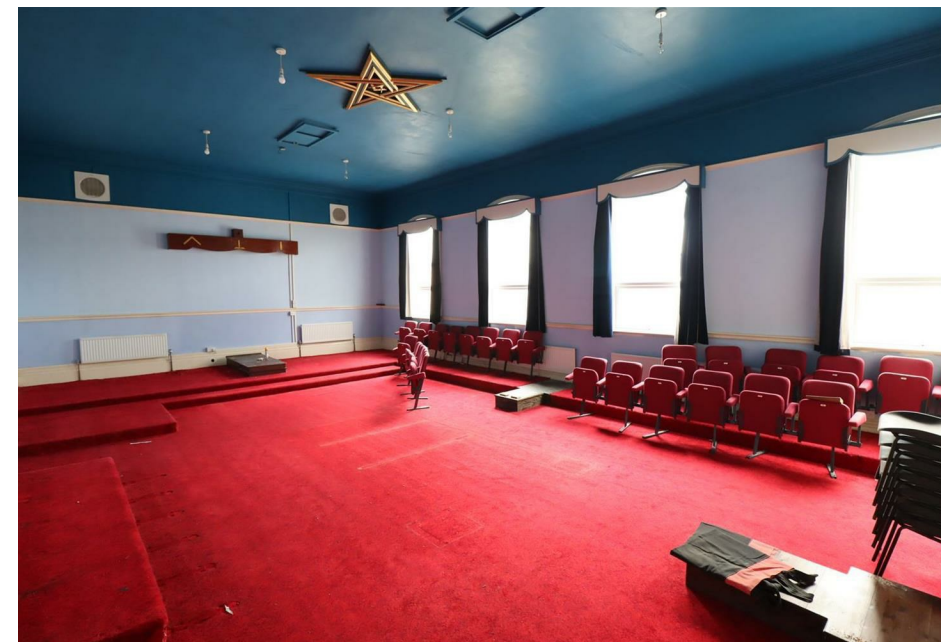
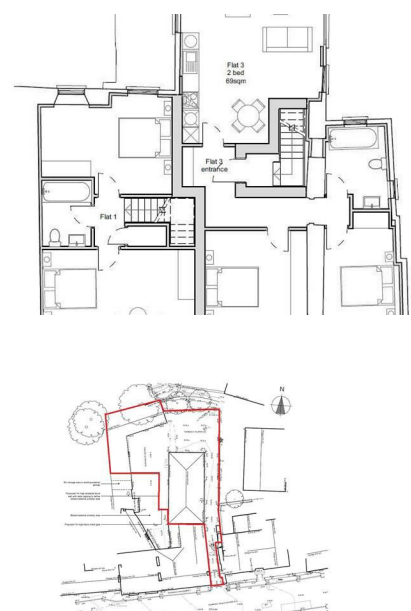
Reason: In order to minimise disturbance to the features of national and local ecological importance, in accordance with Policy 23 of the Cornwall Local Plan Strategic Policies 2010-2030.

## SERVICES

Mains water, electric and drainage are connected.

## BOSCAWEN LODGE

A very imposing two storey building attached to the rear of The Britannia Hotel. Boscawen Lodge has been used until very recently as a Masonic Lodge by the Freemasons. It is thought that the building was purposely built in the mid nineteenth century for this purpose and has been rented annually ever since. There is historic evidence stating that the lodge was warranted by the Freemasons on the 16th March 1857. The building stopped being used as Masonic Lodge when the Freemasons left in December 2020 and is now offered for sale with vacant possession. It is a fabulous building that extends to approximately 3000 square feet (279 square meters). The building is of stone construction and partly tiled on the front and side elevations. There are two main reception rooms previously used as the dining room and lodge room. In addition a further reception room, kitchen, ladies and gentlemen's toilets and imposing enclosed staircase. The ceilings are very high and there are many interesting period features. A driveway leads alongside the front of the building to the rear where there is a range of outbuildings including former coach houses (now three garages) and two carparks.



Planning permission has never been sought to convert Boscawen Lodge but it offers tremendous scope for residential development.

In greater detail the accommodation the lodge comprises (all measurements are approximate):

## LOCATION

Chacewater is a sought after village which is located within five miles of Truro. It benefits from a village shop, public house, bakers, doctors' surgery and primary school. Chacewater has a great sense of community with many village organisations and activities which are held throughout the year. The location offers easy access to the A30 via Scorrier and further amenities can be found in Truro.

## ENTRANCE HALL

Door to dining room, kitchen, toilets and internal stairs that lead to first floor. Mains fire alarm control for sprinkler system.

## DINING ROOM

A well proportioned room with high ceilings. Three double glazed windows to front and two to rear. Three radiators.

## KITCHEN

Base and eye level units, single stainless steel sink and drainer. Trianco oil fired boiler. Doors to dining room and entrance hall.

## TOILETS

Larger gents toilets with urinals and single ladies toilet.

## FIRST FLOOR

Internal turning staircase leading to first floor. French Doors in window opening to front.

## LANDING

Stained glass window to rear. Storage cupboard over stairs. Radiator. Door to Lodge Room and Study.

## LODGE ROOM

Another very well proportioned room with high ceilings. Four windows to front. High skirting boards, five radiators, ornate ceiling cornice. Two former fireplaces (blocked up). Folding wooden doors opening to:

## STUDY

Window to front. Former open fireplace. Radiator.

## OUTSIDE

A narrow driveway leads alongside the building to the rear where there is lots of parking and turning. There is a range of former single storey stone coach houses in an L shape with pitched roofs. They currently comprise three garages and two car ports. Light and power are connected to the open car ports.

## SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating.

## DIRECTIONS

Proceed into Chacewater from the Truro direction and The Britannia Hotel and Boscawen Lodge is easily located on the right hand side.

## 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.

## N.B

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

## COUNCIL TAX

B.

## TENURE

Freehold.