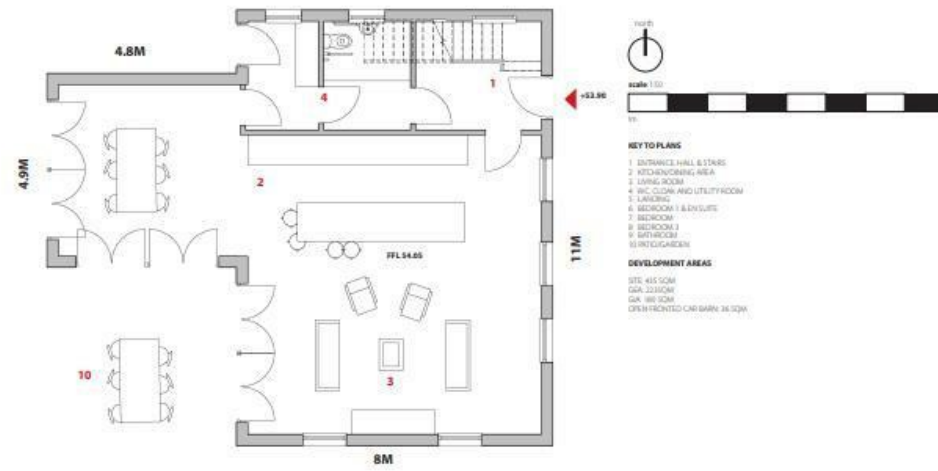
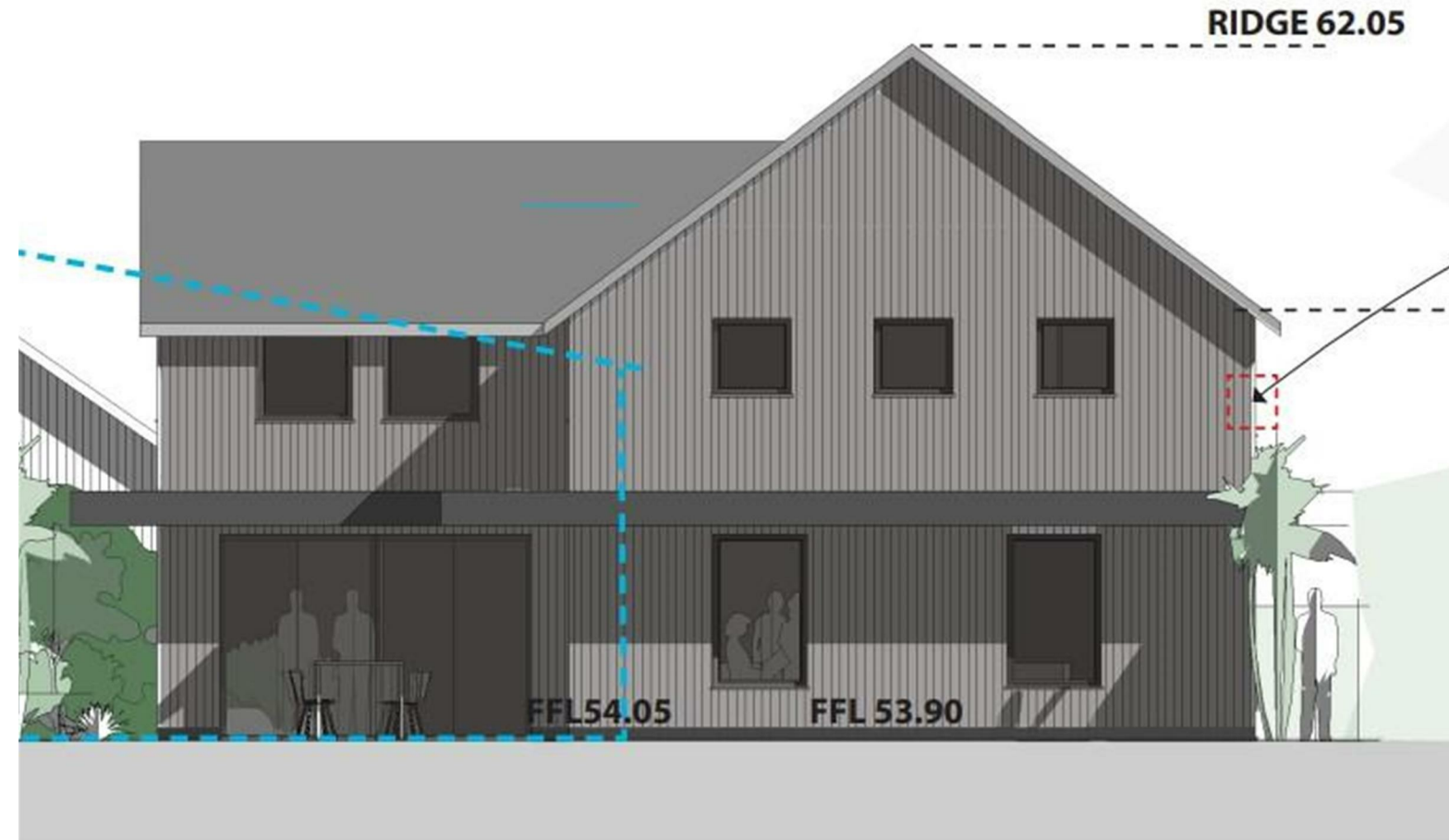
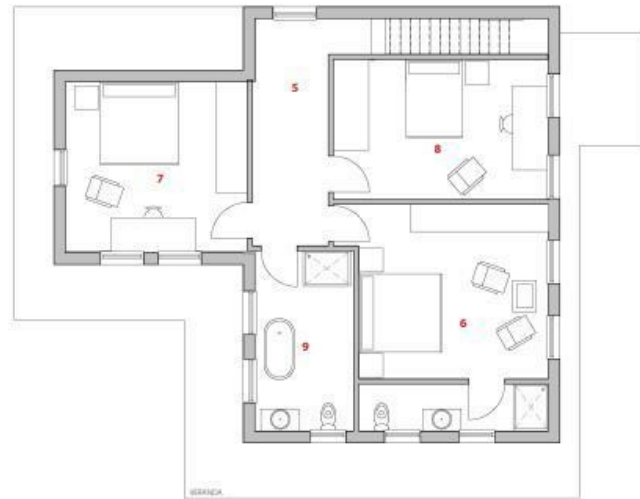


KING HARRY ROAD, FEOCK

PROPOSED GROUND FLOOR PLAN 1:50



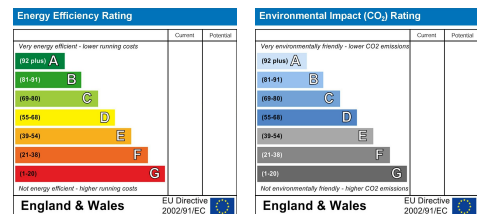
PROPOSED FIRST FLOOR PLAN 1:50



**KEY FEATURES**

- RARE OPPORTUNITY
- SOUTH COAST LOCATION
- PARKING & GARDENS
- INDIVIDUAL BUILDING PLOT
- THREE BEDROOM DETACHED DWELLING
- NO CHAIN

**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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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**  
 9 Cathedral Lane  
 Truro  
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 TR1 2QS

3 Quayside Arcade  
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 sales@philip-martin.co.uk

01326 270008  
 stmawes@philip-martin.co.uk



**BUILDING PLOT AT NANCASSICK FARM, FEOCK, TRURO, TR3 6QN**  
 INDIVIDUAL BUILDING PLOT IN POPULAR LOCATION

An opportunity to purchase a building plot located in a sought after location on the outskirts of Feock.

Planning permission granted for a three bedroom detached house. Further details through sole agents or Cornwall Planning register under reference number - PA23/01747.

The building plot is approximately 25 metres x 17.5 metres; and there is also a coppice of trees adjacent to the site which is being included in the sale.

GUIDE PRICE £300,000

## THE PLOT

A rare opportunity to purchase an individual building plot situated on the outskirts of Feock. Planning permission has been granted for a three bedroom detached dwelling to be constructed. Further details can be found on the Cornwall Council Planning Website using planning application number - PA23/01747.

## LOCATION

Feock is a picturesque village situated between the Cathedral city of Truro and the port of Falmouth. Standing on the western shore of the River Fal and at the head of the Carrick Roads, Feock is readily accessible to Loe Beach with moorings and boat lay-ups together with direct access to some of the finest day sailing waters in the country. Surrounding the village is rolling countryside abounding with scenic walks. Just along the road is the National Trust gardens at Trellisick and the King Harry Ferry which offers a picturesque shortcut to the beaches and spectacular coastline of the Roseland Peninsula. There are general stores at Playing Place and Carnon Downs with more extensive amenities available in Truro.

## PLANNING PERMISSION

CORNWALL COUNCIL, being the Local Planning Authority, HEREBY GRANTS CONDITIONAL PERMISSION, subject to the conditions set out on the attached schedule, for the development proposed in the following application received on 1 March 2023 and accompanying plan(s): Description of Development: Demolition of farm building to be replaced by a three bedroom dwelling.

## 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 Before the dwelling within the development hereby permitted is brought into use the approved access, parking and turning areas for the plot shall be laid out and constructed in accordance with approved drawing no. 223-PL-100 Revision B and the said areas shall not thereafter be obstructed or used for any other purpose. Reason: To ensure adequate parking and turning facilities off the adjoining highway and in accordance with the aims and intentions of Policies 12 and 13 of the Cornwall Local Plan Strategic Policies 2010-2030, Policies D1 and GA3 of the Feock Neighbourhood Development Plan 2017-2030 and paragraph 110 of the National Planning Policy Framework 2021.

4 No development shall beyond construction of the main floor slab of the dwelling until details and specifications of the materials to be used in the construction of the external surfaces of the house and associated boundary walls, to include the natural slate for the roofing, the ridge tiles, the external walling boarded cladding, the natural stonework wall facing for the boundary walls and the framing to the windows, doors and glazed screens of the new dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter. Reason: To protect the character and appearance of this site lying in a visually prominent location on the rural fringe with the countryside, the wider setting to the Area of Outstanding Natural Beauty and the general locality in accordance with the aims and intentions of Policies 12 and 23 of the Cornwall Local Plan Strategic Policies 2010-2030, Policies LS2, H1 and D1 of the Feock Neighbourhood Development Plan 2015-2030 and paragraph 130 of the National Planning Policy Framework 2021.

5 Prior to the first occupation of the dwelling hereby approved the bat box(es)/ bird box(es)/bee brick(s) shall be installed in accordance with the details indicated on drawing no 223-PL-102 Revision C and shall thereafter be retained maintained as such. Reason: To accord with policy G1-10 of the Climate Emergency Development Plan Document 2023 and policies 1, 2 and 23 of the Cornwall Local Plan Strategic Policies 2020- 2030 and paragraphs 8 and 174 of the National Planning Policy Framework 2021.

6 Prior to commencement of the development hereby approved (including demolition and all preparatory works); details of treatment of all parts of the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

- a scaled plan showing all vegetation and Cornish hedges to be retained as well as all new trees, hedges and shrub planting, to include additional top planting along the existing boundary hedge fronting the B3289 to the south.
- proposed hardstanding and boundary treatment
- a schedule detailing size, number and density of all proposed trees/plants
- specifications for operations associated with plant establishment and maintenance that are compliant with best practice

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Any new trees or plants (other than trees) that die, are removed, become severely damaged or diseased within a period of five years from planting will be replaced. Replacement planting shall be in accordance with the approved details (unless the Local Planning Authority gives its written consent to any variation). Reason: To ensure that the development does not have a detrimental impact upon the natural environment in accordance with the aims and intentions of Policies 2 and 23 of the Cornwall Local Plan Strategic Policies: 2010 - 2030 and

paragraph 174 of the National Planning Policy Framework 2021. A pre-commencement condition is necessary as there is significant potential for spatial conflict between green, grey and blue infrastructure. Construction and engineering operations have the potential to compromise retained trees, damage soil structure and alter drainage and adversely impact upon the establishment of new planting. In order to ensure the successful delivery and establishment of green infrastructure appropriate and commensurate to the approved scheme, it is critical that from the outset all disciplines involved in implementation are aware of approved landscaping and informed of the constraints this poses to site operations, working areas and both the timing and methods of works. Informative: The preparation and delivery of such a scheme should be informed by the relevant British Standards and current industry best practice.

7 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 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 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 visual amenities of the area and to safeguard adjoining trees and landscape structure, and in accordance with the aims and intentions of Policies 12 and 23 of the Cornwall Local Plan Strategic Policies 2010-2030, Policies BIO2 and D1 of the Feock Neighbourhood Development Plan 2017-2030 and paragraphs 130 and 174 of the National Planning Policy Framework 2021.

8 No development, other than demolition of any buildings or structures, shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Land contamination risk management (LCRM), (or equivalent British Standard and Land contamination risk management if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include:

- a) a survey of the extent, scale and nature of contamination;
- b) the potential risks to:
  - o human health;
  - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
  - o adjoining land;
  - o ground waters and surface waters;
  - o ecological systems; and
  - o archaeological sites and ancient monuments.

Reason: To ensure that the health risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the aims and intentions of the National Planning Policy Framework 2021 with specific reference to paragraphs 174, 183, 184 and 185 and Policy 16 of the Cornwall Local Plan Strategic Policies 2010 - 2030, Adopted November 2016. A pre-commencement condition is required in this case because it is essential to establish before any works takes place the nature and extent of any ground contamination in order to safeguard the health of workers taking part in the development of the site and to ensure the appropriate design and subsequent safe occupation of the development.

9 No development shall take place where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal



of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. Reason: To ensure that the health risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the aims and intentions of the National Planning Policy Framework 2021 with specific reference to paragraphs 174, 183, 184 and 185 and Policy 16 of the Cornwall Local Plan Strategic Policies 2010 - 2030, Adopted November 2016. A pre-commencement condition is required in this case because it is essential to establish before any works takes place the nature and extent of any ground contamination in order to safeguard the health of workers taking part in the development of the site and to ensure the appropriate design and subsequent safe occupation of the development.

10 The approved remediation scheme in condition 9 shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner that demonstrates the effectiveness of the remediation shall be submitted to and approved in writing by the local planning authority before the development [or relevant phase of development] is occupied. Reason: To ensure that the health risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the aims and intentions of the National Planning Policy Framework 2021 with specific reference to paragraphs 174, 183, 184 and 185 and Policy 16 of the Cornwall Local Plan Strategic Policies 2010 - 2030, Adopted November 2016.

11 Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported in writing immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development [or relevant phase of development] is resumed or continued. Reason: To ensure that the health risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the aims and intentions of the National Planning Policy Framework 2021 with specific reference to paragraphs 174, 183, 184 and 185 and Policy 16 of the Cornwall Local Plan Strategic Policies 2010 - 2030, Adopted November 2016.

## SERVICES

Mains water, electric and drainage are believed to be in close proximity but purchasers must make their own enquiries to confirm this.

## 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.

## 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.