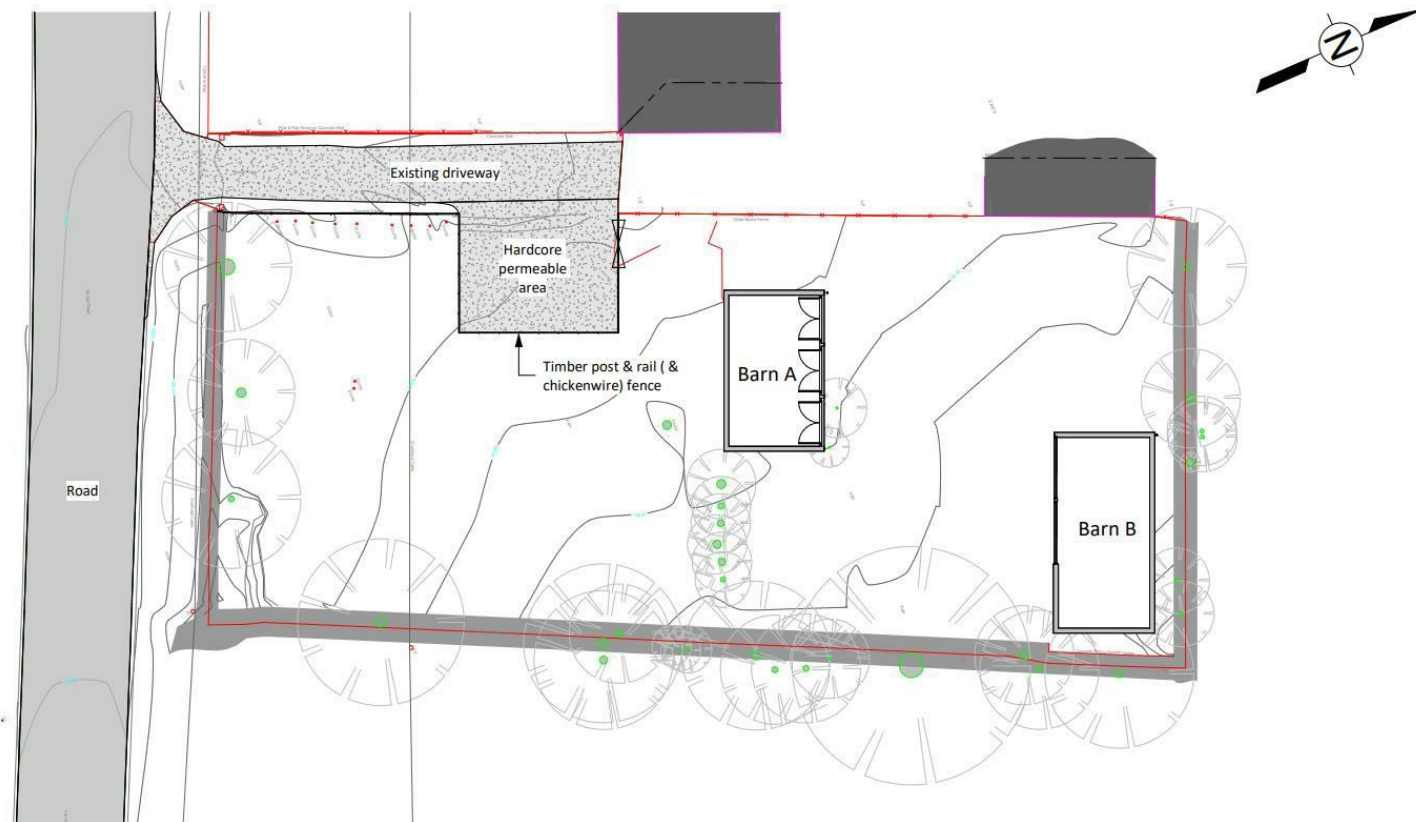


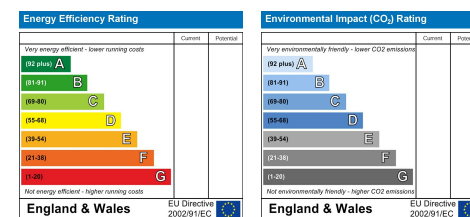
## BALDHU, TRURO



### KEY FEATURES

- Level Site
- Road Frontage
- Edge of Truro
- Rural Views
- Approx 1/4 Acre
- Permission for Two Buildings
- Development Potential

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



### CONTACT US

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### BELMONT BARNS BALDHU, TRURO, TR3 6EG

#### LEVEL LAND WITH PLANNING PERMISSION

Extending to approximately 1/4 of an acre the land has direct frontage to the road. The site is level and there is planning for two buildings for livestock purposes.

Prospective applicants must make their own judgement regarding the likelihood of future residential development.

GUIDE PRICE £75,000

GENERAL COMMENTS

The sale of this land represents a very rare opportunity to purchase a site extending to approximately 1/4 of an acre the land which has direct frontage to the road in a very convenient but rural location close to Truro. The site is level and has the benefit of planning permission for two buildings for livestock purposes. Foundations have been laid by the current owners together with the addition of services which include electricity, water and drainage.

PLANNING PERMISSION

Planning permission was passed for two livestock buildings in 2024 under the planning application number PA24/04513.

Prospective applicants must make their own judgement regarding the likelihood of future residential development.

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 At no time shall there be more than four goats or any

other livestock with the exception of poultry at the site. Reason: In the interests of residential amenity in terms of noise from the goats and to ensure that the site is not used for commercial purposes given the unsustainable location and potential for noise disturbance to neighbours from additional activity and vehicles visiting the site and utilising a shared access with no passing places in accordance with Cornwall Local Plan Policies 13(5), 16(1) and 27 of the Cornwall Local Plan and paragraphs 114(b) and 191(a) of the National Planning Policy Framework.

COVENANT

There is a covenant restricting the land to no more than one residential dwelling.

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.

DIRECTIONS

From Carnon Downs proceed along Quenchwell Road (passing Carnon Downs garden centre) towards Chacewater. The land can be found on the right hand side of the road where a Philip Martin For Sale board has been erected.

