



BRYSLAND FARM

NEW ROAD, SUMMERCOURT

NEWQUAY TR8 5FJ

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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BUILDING PLOT WITH SIX ACRES OF LAND ENJOYING TOTAL
PRIVACY AND COMPLETELY OFF GRID

Detailed Planning Consent granted for a new detached dwelling to replace a timber barn.

Tucked away in a very private position and enjoying fabulous views over it's own grounds.

Proposed single storey dwelling extending to 1065 square feet with open plan living space, two bedrooms, bathroom and utility.

Detached two bedroom mobile home included in sale.

Further outbuildings and caravan.

Fabulous grounds extending to 6.5 acres with two lakes, woodland and pasture.

Services on site including solar array and battery storage for electricity.
Private borehole water and two sewage treatment plants.

Extremely rare opportunity to live completely off grid in total privacy.

GUIDE PRICE £550,000

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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.

GENERAL COMMENTS

An incredibly rare opportunity to purchase a building plot with over six acres in a rural location in mid Cornwall between Ladock, Summercourt and Fraddon. The whole plot is extremely private and enjoys a sunny aspect, people just do not know that this property exists, even locals who often pass by the entrance. It is very special and will appeal to those looking for peace and seclusion wanting a very low carbon footprint. The location is extremely convenient as the A30 is within a couple of miles for quick commuting throughout the county and Truro, Newquay and both coasts are within easy access. The current owners have spent many years clearing the land which was very overgrown and adding two lakes creating a natural haven for wildlife, a flock of Canada Geese have taken up residency and there is an abundance of birdlife.

The vendors successfully applied to Cornwall Council for a Class Q permitted development to convert the current timber barn into a dwelling. They now have planning permission to replace this with a brand new dwelling. They live in a very modern static caravan that will be included in the sale and there are several useful outbuildings that will also form part of the sale. The proposed accommodation extends to 1065 square feet with two bedrooms, open plan living area, kitchen, utility and bathroom. There is a private bore hole for water and two sewage treatment plants are installed. An extensive solar array provides electricity with battery storage. In addition to this is a 6.0kva ultra silent diesel generator with automatic start that provides electricity back up in emergencies.

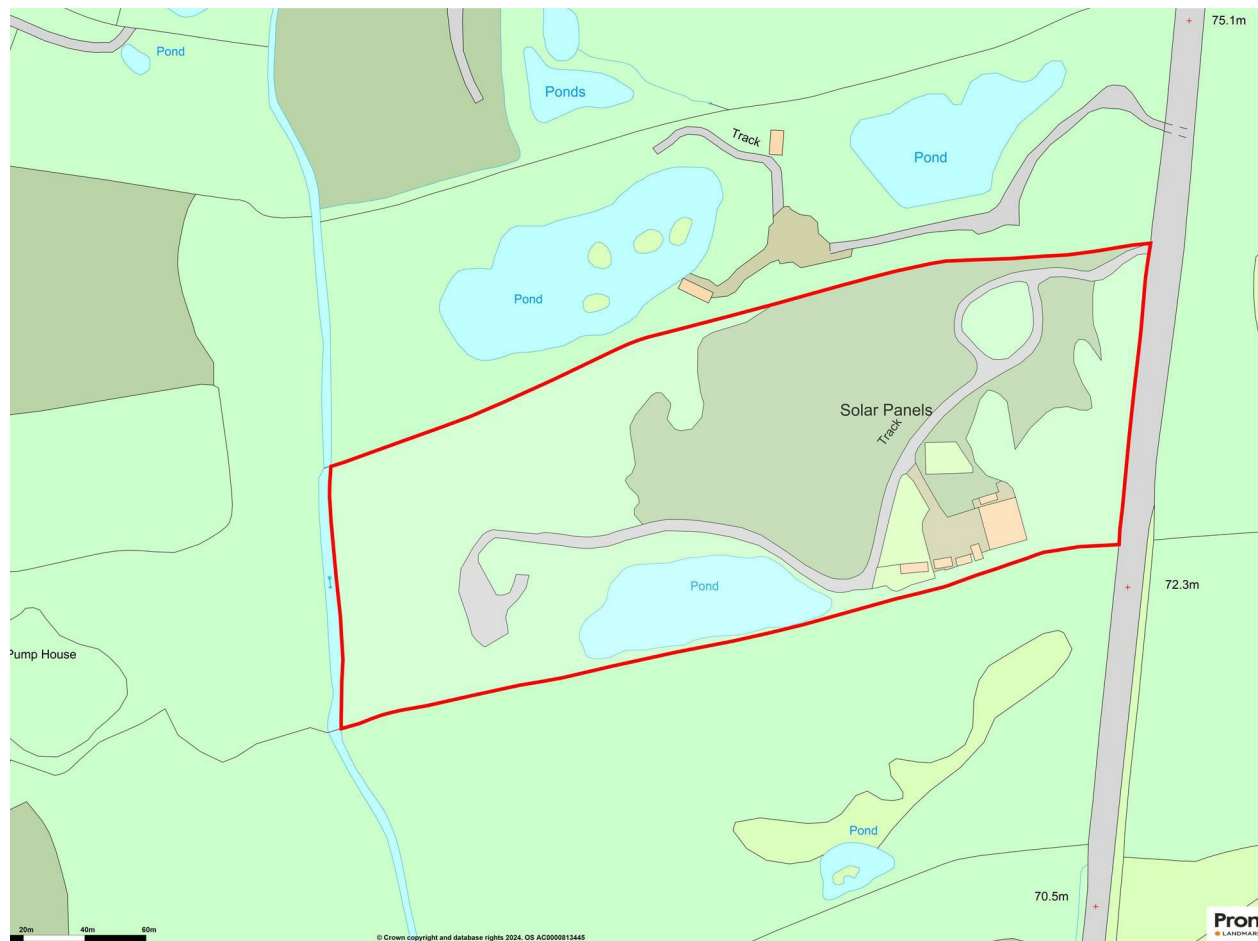
The land and grounds are very special and include two lakes, woodland, pasture and a river runs along part of the boundary. The property enjoys total privacy and presents a unique opportunity.

LOCATION

The nearest villages are Summercourt and Fraddon. Both have a public house and shop. Fraddon has a business park including Marks and Spencers, Boots, Next, Mountain Warehouse and McDonalds. The A30 is close by for quick commuting.

PLANNING PERMISSION

Planning consent was granted by Cornwall Council (Application Number PA24/02601 on the 19th June 2024 for the "Construction of replacement dwelling following approval of Class Q barn conversion" Subject to the following conditions.



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 hereby permitted shall be carried out in accordance with the energy and water efficiency measures and renewable energy provision detailed in the approved Energy Assessment and Energy Summary Tool, prepared by Energy Calculations Ltd, received 23 April 2024 and as shown on

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approved plan P200 Rev A received 17 June 2024. The agreed details shall be implemented with the construction of each dwelling and thereafter retained and maintained.

Reason: To secure the sustainable energy and construction details in accordance with Policy SEC1 of the Climate Emergency DPD 2023.

4 The development hereby approved shall be designed and built to ensure all dwellings achieve the Climate Emergency DPD Policy SEC1 standard of 110 litres/person/day water efficiency prior to occupation.

Reason: In the interests of improving water usage efficiency in accordance with Policy SEC 1 of the Climate Emergency DPD 2023.

5 Prior to the construction of the dwelling(s) hereby approved, a scheme for the incorporation of bat boxes, bird boxes or bee bricks at a minimum rate of one measure per dwelling shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the location and specific details of each feature. The approved features shall be installed prior to the occupation of the dwelling(s) to which they relate and shall thereafter be retained and maintained as such.

Reason: To accord with policy G1(10) of the Climate Emergency Development Plan Document 2023, Policies 1, 2 and 23 of the Cornwall Local Plan Strategic Policies 2020- 2030 and paragraphs 8 and 180 of the National Planning Policy Framework 2023.

6 Prior to the commencement of any works associated with the development details of protection measures, in accordance with British Standard BS 5837, for the existing trees covered by The Restormel Borough Council (Trefullock Summercourt) Tree Preservation Order 1990 shall be Submitted to and approved in writing to the Local Planning Authority. Details to include: Tree protection measures Ground Protection measures Construction exclusion Zone. The tree protection measures shall be installed prior to commencement of any works in accordance with the approved details and shall be retained and maintained until the

completion of the development. At no time shall any works in connection with the development, including storage, access, cement mixing, bonfires, excavations or other level changes occur within the protected area. The development shall be implemented in strict accordance with the agreed tree protection methods.

Reason: In the interests of visual and residential amenity and in accordance with the aims and intentions of Policies 2, 12 and 23 of the Cornwall Local Plan Strategic Policies 2010-2030, Natural environment policy 3 of the St Enoder Neighbourhood Development Plan 2018-2030 and paragraphs 135 and 180 of the National Planning Policy Framework 2023. A pre-commencement condition is necessary because damage to the boundary hedges or trees from construction processes is irreversible.

SERVICES

Off Grid so no mains services. Private water and drainage. Solar Array for electricity and battery storage.

N.B

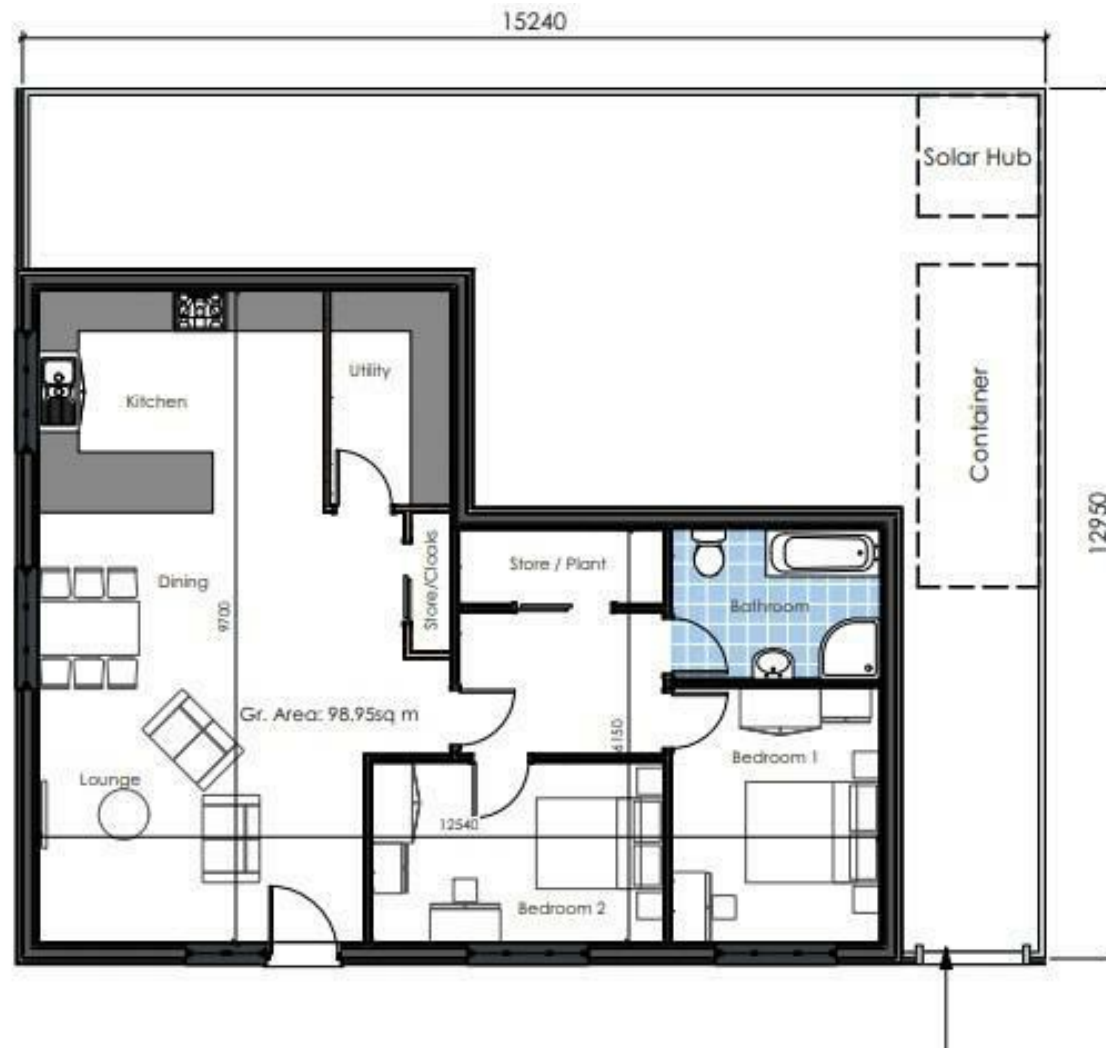
The electrical circuit, appliances and heating system have not been tested by the agents.

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

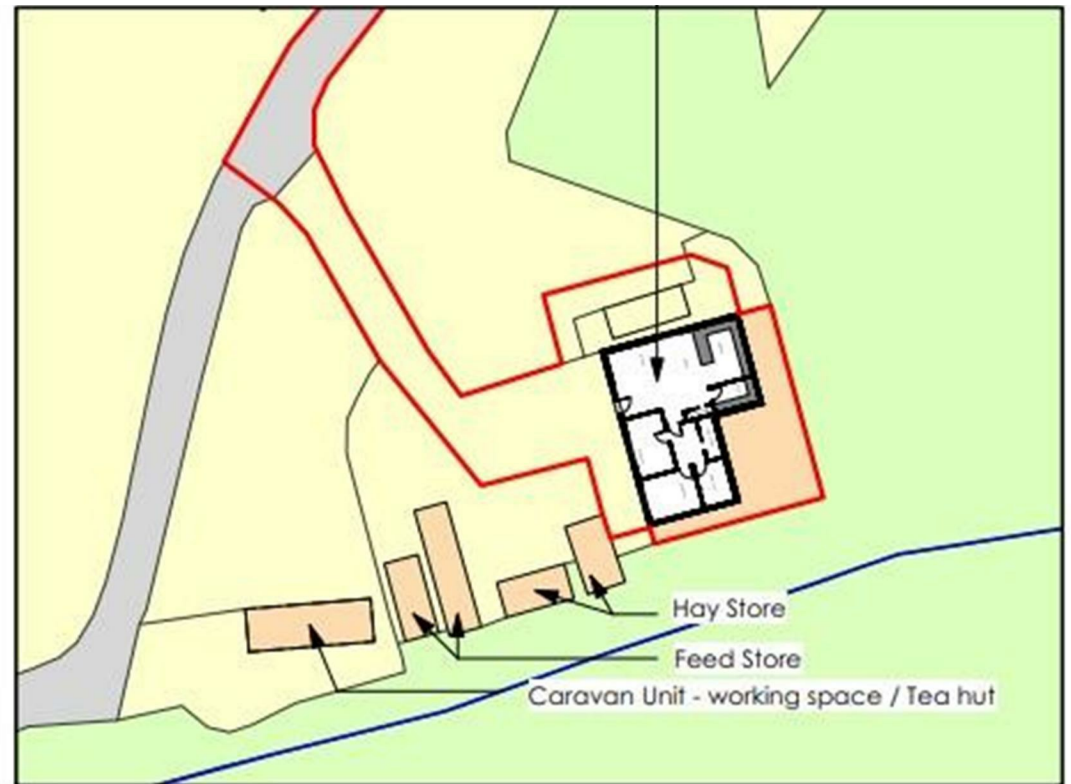
From Truro proceed in an easterly direction along the A390 and shortly after leaving Tresillian turn left onto the B3275 clearly signposted to Ladock. Proceed through the villages of Ladock and Newmills and proceed over Brighton Cross roundabout. After approximately half a mile, Brysland Farm will be found on the left hand side.



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

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

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