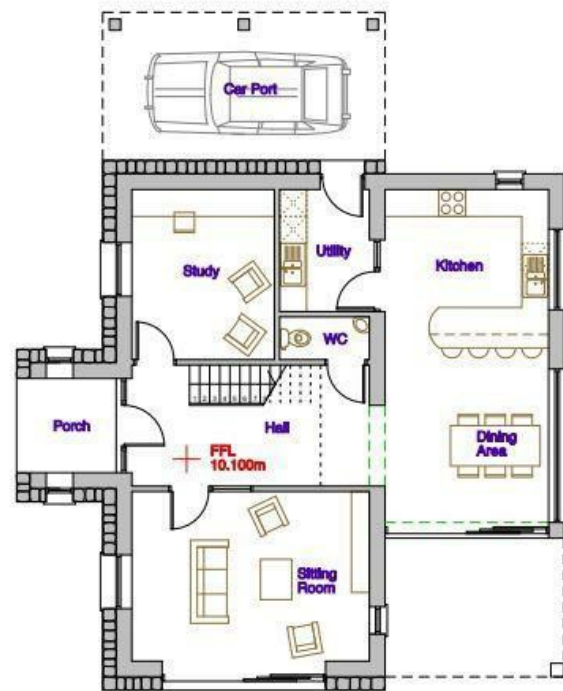
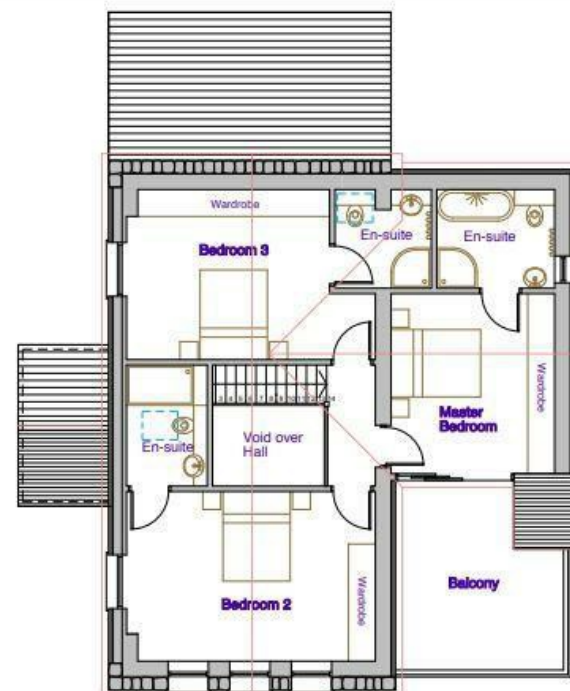


TREGAVETHAN, TRURO



Ground Floor Plan



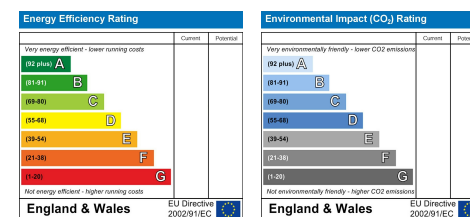
First Floor Plan



KEY FEATURES

- Development Opportunity
- Replacement Dwelling
- Sitting Room
- Utility & Cloakroom
- Car Port & Parking
- Planning Permission Granted
- Three Bedrooms - All En Suite
- Kitchen/Dining Room
- Study
- Far Reaching Views

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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 Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.



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THOMAS COTTAGE GARVINACK, TREGAVETHAN, TRURO, TR4 9EP BEST AND FINAL OFFERS BY 12 NOON WEDNESDAY 26TH MAY - DEVELOPMENT OPPORTUNITY

PLANNING PERMISSION GRANTED FOR REPLACEMENT DWELLING

In a delightful rural location enjoying far reaching countryside views and within easy reach of Truro.

Planning for detached house with three bedrooms (all en suite), large kitchen/dining room, sitting room, study, utility room, cloakroom, entrance hall and porch.

Parking for several cars and garage/workshop.

Large garden and paddock adjoining open countryside.

GUIDE PRICE £300,000

GENERAL COMMENTS

Thomas Cottage comprises a detached single storey property located in a quiet rural setting at Garvinack on the outskirts of Truro and within close proximity of Tregavethan, Shortlanesend and the A30 trunk road for quick commuting throughout the county. The property occupies a very large plot and enjoys fabulous views over the surrounding countryside. Planning permission has been granted by Cornwall Council to demolish the current property and replace with a larger two storey modern house that contemplates the plot and location very well. The proposed accommodation includes three bedrooms on the first floor, all have ensuite facilities. The ground floor includes a large kitchen/dining room, sitting room, study, utility room, cloakroom, entrance hall and porch. The sitting room and dining room will have bi fold doors opening into the rear garden where the views will also be very special. The plot is extremely private and enclosed within natural hedge boundaries. It extends to approximately 0.75 of an acre and includes garden and a small paddock. It enjoys a sunny aspect with fabulous views.

LOCATION

The rural community of Tregavethan comprises a mere handful of country properties sporadically positioned in a valley setting and lying north west of Truro. It is remarkably quiet and an unspoiled area and yet superbly located for access through to the B3284 connecting Truro with the main A30 trunk road. The city of Truro with its shops, amenities, Hall for Cornwall and historic Cathedral is just four miles away, north and south Cornish coasts are virtually equidistant and the nearby A30 gives easy access to all parts of the county. A main line railway link to London (Paddington) is located in Truro and an airport at St. Mawgan near Newquay has daily flights to London.



Planning permission was granted on 10th November 2020 by Cornwall Council (Planning Reference PA20/05676) for the "Construction of replacement dwelling and change of use of agricultural land to extended domestic curtilage" with 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 works shall be carried out in full strict accordance with the recommendations as set out in section 5. Conclusion and recommendations in the supporting Results of further Bat Survey Work on Thomas Cottage report dated 10th September 2020.
Reason to ensure the proposal sufficiently protects and mitigates for protected species and their habitat, in accordance with the aims and intentions of paragraphs 170 and 175 of the National Planning Policy Framework 2019 and Policies 1 and 23 of the Cornwall Local Plan - Strategic Policies 2010-2030.
- 4 Prior to occupation of the replacement dwelling, the construction of a Cornish hedge that is stone faced, earth filled with either a grass or planted top at a height range of between 1-1.5metres shall be completed along the



new eastern boundary. The Cornish hedge shall be retained thereafter.

Reason: In the interests of visual amenity to ensure that the proposed replacement dwelling and its associated boundary treatments respect and protects the natural beauty and intrinsic character of the countryside in accordance with the aims and intentions of paragraphs 127 and 170 of the National Planning Policy Framework 2018, Policy E4 of the Truro and Kenwyn Neighbourhood Development Plan 2016 and Policies 7, 12 and 23 of the Cornwall Local Plan - Strategic Policies 2010-2030.

5 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: o The enlargement, improvement or other alteration of the dwellinghouse; o 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 visual amenity to ensure that the proposed respects and protects the natural beauty and intrinsic character of the countryside in accordance with the aims and intentions of paragraphs 127 and 170 of the National Planning Policy Framework 2018, Policy E4 of the Truro and Kenwyn Neighbourhood Development Plan 2016 and Policies 7, 12 and 23 of the Cornwall Local Plan - Strategic Policies 2010-2030

SERVICES

Mains water and electricity are believed to be connected. Private drainage.

N.B

The services have not been checked by the agents and purchasers must satisfy themselves of the whereabouts and connections.

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 a northerly direction along the B3284 passing through the village of Shortlanesend and Allet and take the left hand turning before Chy Bucca junction (the A30) signposted to Tregavethan. Proceed along this lane for approximately quarter of a mile and take the first right hand turning. Follow this lane for approximately quarter of a mile and Thomas Cottage is the first property on the left hand side where a Philip Martin sale board has been erected.

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.