



THE CLIFTS
BISSE, TRURO,
CORNWALL TR4 8RB

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



THE CLIFTS

BISSOE, TRURO, CORNWALL TR4 8RB

DEVELOPMENT OPPORTUNITY IN SPLENDID
LOCATION AND WITH LAND

A wonderful opportunity which currently comprises a range of buildings including a garage, utility, w.c. and day room as well as a workshop, 1950's single storey dwelling and two mobile homes.

This all sits in approximately 3.5 acres of ground with three separate paddocks all of which are gently sloping and enjoy lovely views.

There is huge development potential and a package such as this is a rarity in today's market.

GUIDE PRICE £420,000

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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

GENERAL COMMENTS

The Clifts offers a unique opportunity for complete redevelopment and has been in the same family for over 80 years. The site currently comprises a detached 1952 asbestos bungalow, 2 mobile homes, a range of outbuildings, and approximately 3.5 acres of land in a delightful rural location on the outskirts of Bissoe. The location is very special and there is excellent riding opportunities for equestrian enthusiasts with safe hacking-out. There are two mobile homes, one of which is the main dwelling with the second an annexe to this, both homes have a certificate of lawfulness. The bungalow is in need of complete redevelopment but offers tremendous potential and it is very likely that the whole site could be redeveloped (subject to consents). Prospective purchasers will need to satisfy themselves regarding the potential for appropriate development, and make any necessary investigations with the relevant authority.

The range of buildings includes a garage, utility and w.c. as well as a day room with fireplace and a workshop. There is parking for several cars and a large lawned garden as well as three separate paddocks, all secure behind hedged boundaries with gated access.



LOCATION

Bissoe is a scattered rural community at the head of the Carnon Valley not far from Cusgarne and the larger village of Perranwell. It is an area that has largely escaped the ravages of over-development and is notably unspoiled and pleasantly rural. Local facilities in nearby Perranwell include pub, post

office and shop, there are primary schools at Cusgarne and Perranwell and a Costcutters supermarket as well as an excellent doctors surgery at Carnon Downs which is about two miles away. The city of Truro with its Cathedral and fine shopping centre is about four miles.

Philip Martin



TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

FALMOUTH

The historic port of Falmouth has undergone major redevelopment in recent years with huge investment and is now thriving. The town has an excellent range of everyday facilities including banks, building societies, restaurants, schools and colleges as well as a branch railway line providing regular access to Truro. The harbour and beaches are significant attractions of the town and since 2003 Falmouth has also been home to the National Maritime Museum. For sailing enthusiasts there is direct access to Carrick Roads and the River Fal and several yacht marinas close by. It also has its own university with a campus at Woodlane and Tremough.

PLANNING

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

N.B

The electrical circuit, appliances and heating systems 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.

SERVICES

Mains electricity and water. Private drainage.

DIRECTIONS

Travelling along the A39 from Truro to Falmouth take the right hand exit on the roundabout at the bottom of Devoran Hill which is signposted to Bissoe. At the first crossroads proceed straight over and continue up the valley and through the hamlet of Bissoe itself and on towards Cusgarne. After passing Richards Garage on the left hand side of the road take the next left hand turn and continue on up the hill where signposted Hicks Mill. Take the first left and The Clifts can be found 500 yards along this lane on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100 A		
89-91 B			
85-88 C			
81-84 D			
77-79 E			
73-76 F			
69-72 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	92-100 A		
89-91 B			
85-88 C			
81-84 D			
77-79 E			
73-76 F			
69-72 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Philip Martin





PHILIP MARTIN

Truro 01872 242244 St Mawes 01326 270008 www.philip-martin.co.uk

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS