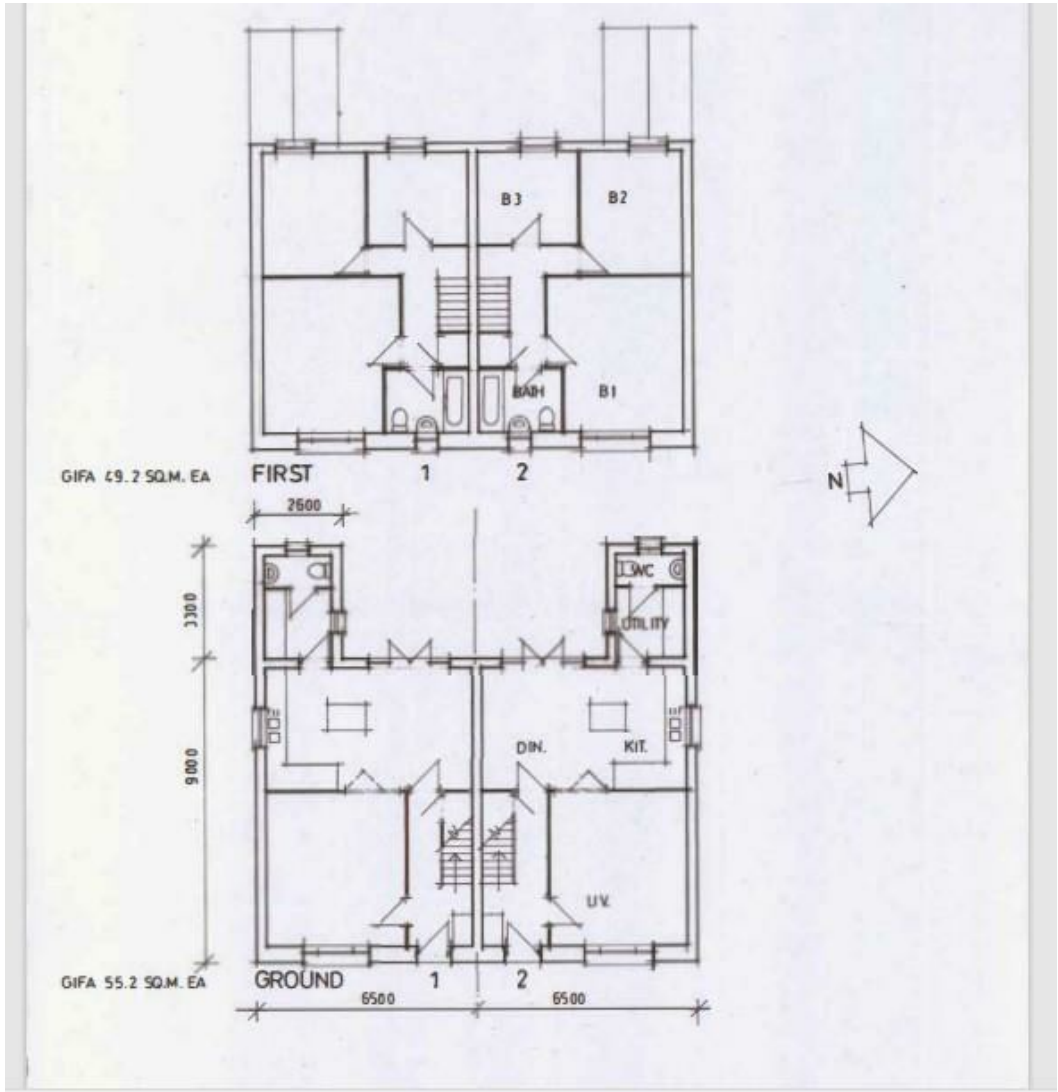


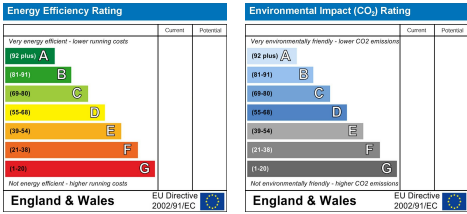
TREVARTH, NEAR LANNER



KEY FEATURES

- Building Plots
- Proposed Accommodation
- Lounge/dining Room
- Utility & Bathroom
- Parking & Garage
- Planning Consent For 2 Dwellings
- Three Bedrooms
- Kitchen
- Large Gardens
- Quiet Location

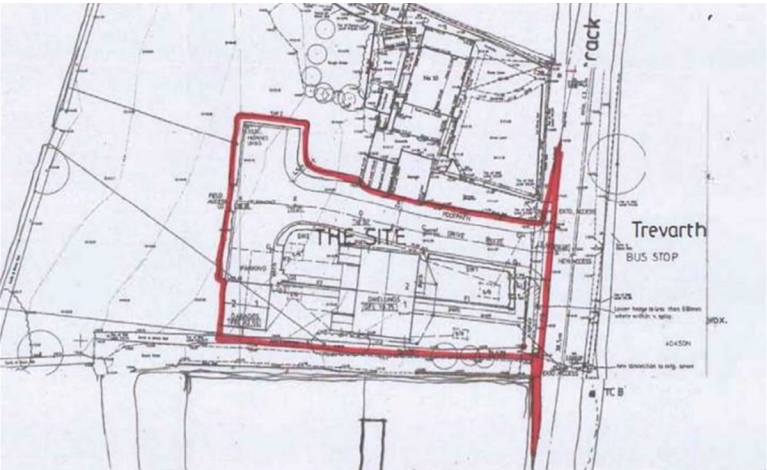
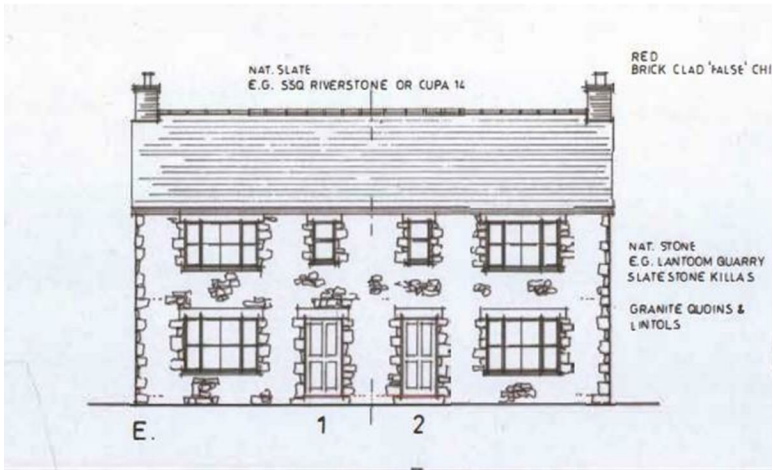
ENERGY PERFORMANCE RATING



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



TWO BUILDING PLOTS, TREVARTH, REDRUTH, TR16 6AG
BUILDING PLOTS FOR TWO SEMI DETACHED HOUSES IN QUIET RURAL HAMLET

In a quiet position within this popular hamlet and enjoying countryside views. Proposed accommodation for both houses is three bedrooms, kitchen/dining room, sitting room, utility room and bathroom. Private front and rear gardens. Allocated parking and single garages. Further information from the sole agents.

GUIDE PRICE £200,000

CONTACT US

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3 Quayside Arcade
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TR2 5DT

01326 270008

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GENERAL COMMENTS

An excellent opportunity to purchase building plots located in a quiet setting within the hamlet of Trevarth between Carharrack and Lanner. Planning permission was granted by Cornwall Council on 20th September 2023 reference number PA23/04188 for the "Erection of a pair of houses and garages and the formation of a new access". The consent is for two, semi detached houses with front and rear gardens. Each house will have three bedrooms, parking and garage. A new access will be created off the road for the new houses.

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
- 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".
- 3 Before any of the development hereby permitted is brought into use, the parking and turning areas shall be constructed in accordance with approved drawing no. 2397.03 rev A and the said areas shall not thereafter be obstructed or used for any other purpose.
- 4 Before any of the development hereby permitted is brought into use, all land within the visibility splays shown hatched on drawing no. 2397.08 shall be reduced to a height not exceeding 0.9 metre above the adjoining carriageway level and thereafter no obstruction shall be permitted within the approved visibility splays.
- 5 No development involving the use of external materials shall take place until details of the materials to be used in the construction of the external surfaces

(doors/windows/lintels/sills/stonework/pointing/guttering and downpipes/roof slates and method of fixing) of the development 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.

6 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, B, C, D 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 enlargement of the dwellinghouse consisting of an addition or alteration to its roof; Any other alterations to the roof of the dwellinghouse; The erection or construction of a porch outside any external door of a 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.

7 Prior to the first occupation of the dwellings hereby approved the bird boxes shall be installed in accordance with the details indicated on drawing no 2397.05 rev A and shall thereafter be maintained as such.

8 Prior to the first occupation of the dwellings hereby approved, the boundary treatment shall be constructed in accordance with the details included on approved drawing no. 2397.08 and 2397.09. 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 additional development within Class A (gates, fences, walls etc) of Part 2 of Schedule 2 to



the said Order shall be carried out on the site without an express grant of planning permission.

SERVICES

It is believed that mains drains, water and electric are nearby but purchasers must satisfy this for themselves.

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 westerly direction along the A390 and follow signs to Chacewater. Proceed through Chacewater and on leaving the village turn left signposted to Carharrack and St. Day. Proceed through Carharrack and take the second right hand turning signposted to Lanner which leads into the small hamlet of Trevarth. The plots are easily located on the right hand side where a Philip Martin board has been erected.

