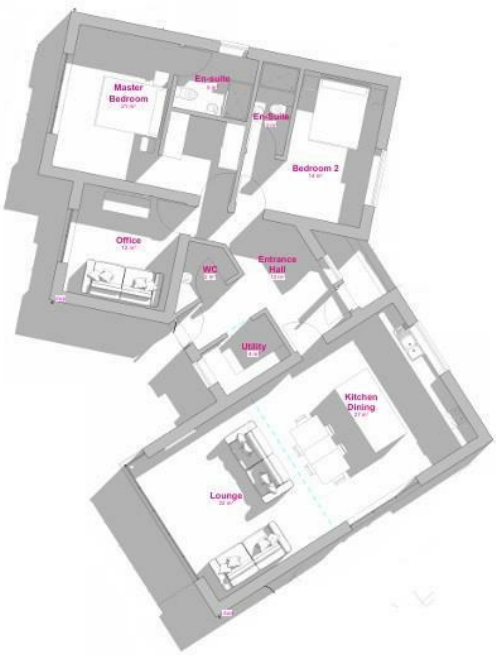


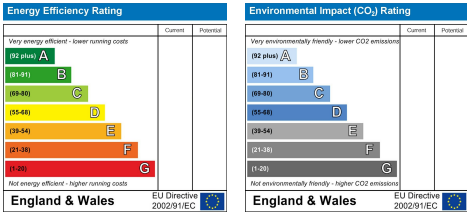
HARCOURT LANE, FEOCK



KEY FEATURES

- Building Plot In Feock
- Distant Creek Views
- Almost Hidden
- Open Plan Living
- Architect Designed
- Far Reaching Views
- Extremely Private Location
- Three Bedrooms
- Large Garden
- Very Rare Opportunity

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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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BUILDING PLOT, HARCOURT LANE, FEOCK, TR3 6RW
SUPERB BUILDING PLOT IN FEOCK WITH PRIVACY AND FAR REACHING VIEWS

Unique private location within Feock and totally hidden from neighbours and passers by.
A large mature plot in a delightful rural position within a short distance of Loe Beach.
Detailed planning consent for an interesting architect designed dwelling purposely and strategically positioned to make the very best of views.
Three bedroom accommodation - two en suite, open plan kitchen, dining and sitting room, utility and cloakroom.
Fabulous mature plot with additional land available by separate negotiation.
Services very close by. Freehold.

A very Rare opportunity not to be missed.

GUIDE PRICE £500,000

www.philip-martin.co.uk

Roseland 01326 270008

GENERAL COMMENTS

This is a very rare chance to create a superb home in fabulous open countryside well away from any other properties within Feock Parish. The site has until recently been used as a garden and growing vegetables. Detailed planning consent has been granted to erect a brand new dwelling that has been purposely designed for the site and to make the very best of the sunny aspect and fine, far reaching views. The views are incredible from the rear overlooking Restronguet Creek and Devoran river towards Perranarworthal and countryside beyond. This is a unique opportunity.

The building is completely hidden and occupies a large mature plot that is well away from neighbouring properties and enjoys a sunny aspect. Planning consent was granted by Cornwall Council on the 5th June 2026, reference PA25/09687 for the "Erection of single storey self-build dwelling on land adjacent to The Cherry Orchard" The consent is for a modern, contemporary home that has been purposely designed for the sunny site and to make the very best of the views. The property will be almost completely hidden from neighbours. The proposed accommodation is for two double bedrooms, both with en suite's, study/third bedroom, open plan kitchen, dining and sitting room, utility and cloakroom. Mains services are very close by and a private drainage system will need to be installed. There is excellent access into the property from Harcourt Lane and a driveway leads up to the plot where the house will be set within its own grounds.

Additional land is available by separate negotiation including a mature orchard. Further information from the agents.



LOCATION

Feock is a pretty village approximately five miles south of Truro. It is a thriving community and has a Parish Church. The area is very popular with sailing enthusiasts, Loe Beach (one and a half miles) provides easy access to launch boats from a public slipway and gives access to the sailing waters of the Fal Estuary (Carrick Roads). The Cathedral City of Truro is within five miles and provides an excellent shopping centre including a flagship Marks and Spencer store, main line railway station connecting to London (Paddington) and a good selection of both private and state schools. The Hall For Cornwall provides all year round entertainment and there are golf courses at nearby Falmouth and Truro. The Historic Port of Falmouth is within ten miles with further shopping and leisure facilities.

PLANNING

DETAILED PLANNING CONSENT has been granted by Cornwall Council for the "Erection of single storey self-build dwelling on land adjacent to The Cherry Orchard" Application No. PA25/09687 granted on the 5th of June 2026.

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 No development shall commence until a scheme of landscaping has been submitted to and approved in



writing by the Local Planning Authority.

4 The existing workshop and log store as identified on drawing 2024-34 1001B shall be permanently removed from the site in its entirety before the construction of the dwelling hereby approved

5 No work shall be undertaken to install the final external finishes to the dwelling hereby approved until the following details have been submitted to and agreed in writing by the Local Planning Authority.

6 Tree Protection measures are to be implemented in full accordance with Evolve Tree Consultancy Report ref: EC-4488-1-TS CA AIA Rev C and associated Tree Protection Plan drawing number: EV-4488-1-TCP-TPP Rev B.

7 Prior to the construction of the dwelling hereby approved, a scheme for the incorporation of bat boxes and bird boxes and bee bricks at a minimum rate of one measure per dwelling shall be submitted to and approved in writing by the Local Planning Authority.

8 The development shall be carried out in full accordance with the mitigation measures and recommendations set out in section 5.3 (including 5.3.1, 5.3.2, 5.2.3, 5.2.4, 5.3) of the Preliminary Ecological Appraisal undertaken by Ecological Services dated 13.11.25. Permanent measures shall be retained as such thereafter.

The full planning consent and all remaining conditions (12 in total) are available from the agents or on the online Cornwall online planning-register.

www.cornwall.gov.uk/planning-and-building-control/planning-applications/online-planning-register/



N.B

The vendor is seeking to remove condition 4 from the planning consent prior to exchange of contracts. "The existing workshop and log store as identified on drawing 2024-34 1001B shall be permanently removed from the site in its entirety before the construction of the dwelling hereby approved". This building will remain in our clients ownership.

SERVICES

It is understood that mains water and electric are connected to the building but this should be confirmed by the purchaser. A private drainage system will need to be installed.

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 southerly direction on the A39 and turn left at the roundabout next to the Shell garage following signs for Feock. Follow this road for approximately two miles taking the right hand fork to Feock and the entrance to the plot will be found on the right hand side where a Philip Martin board has been erected.