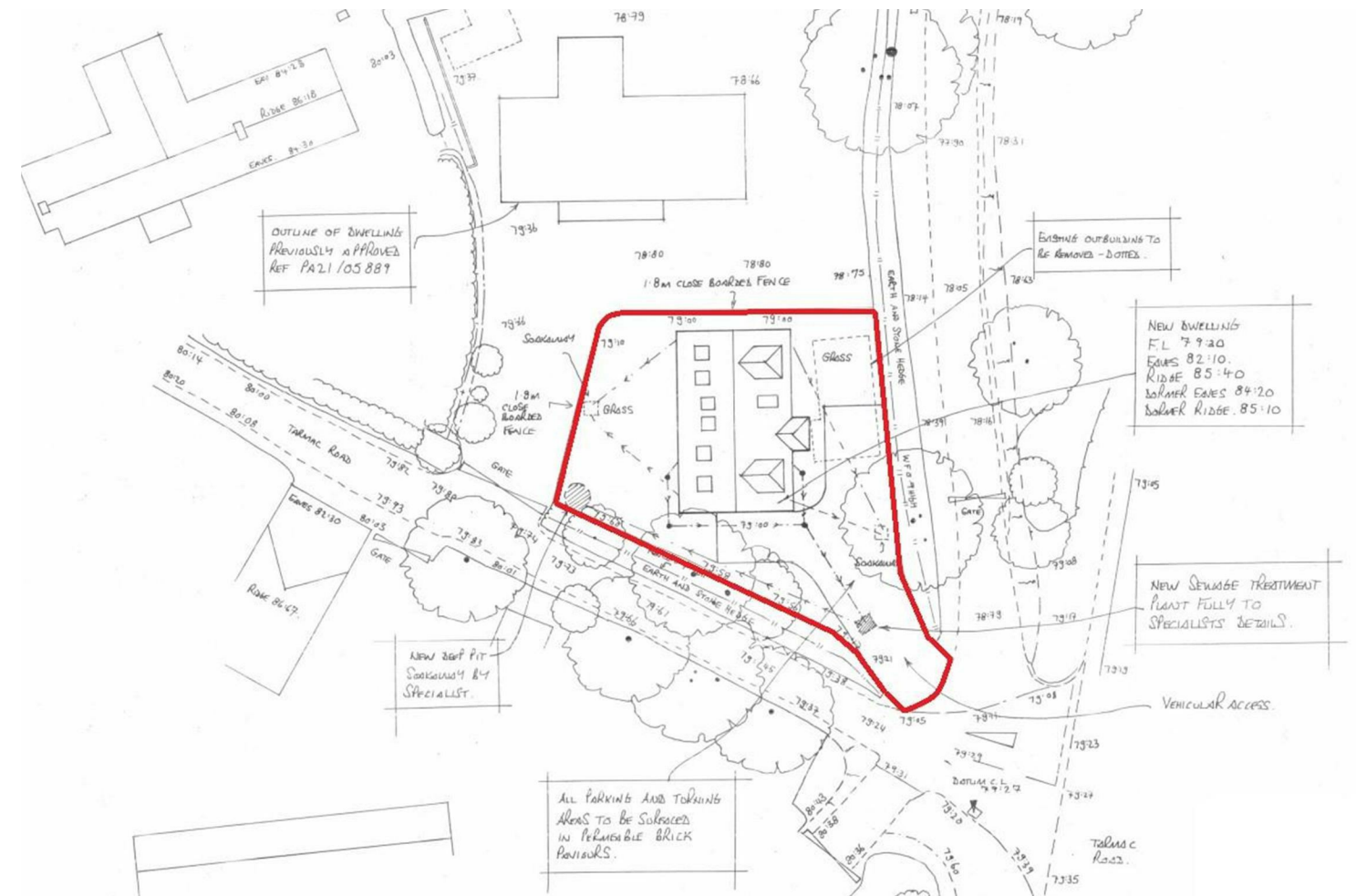
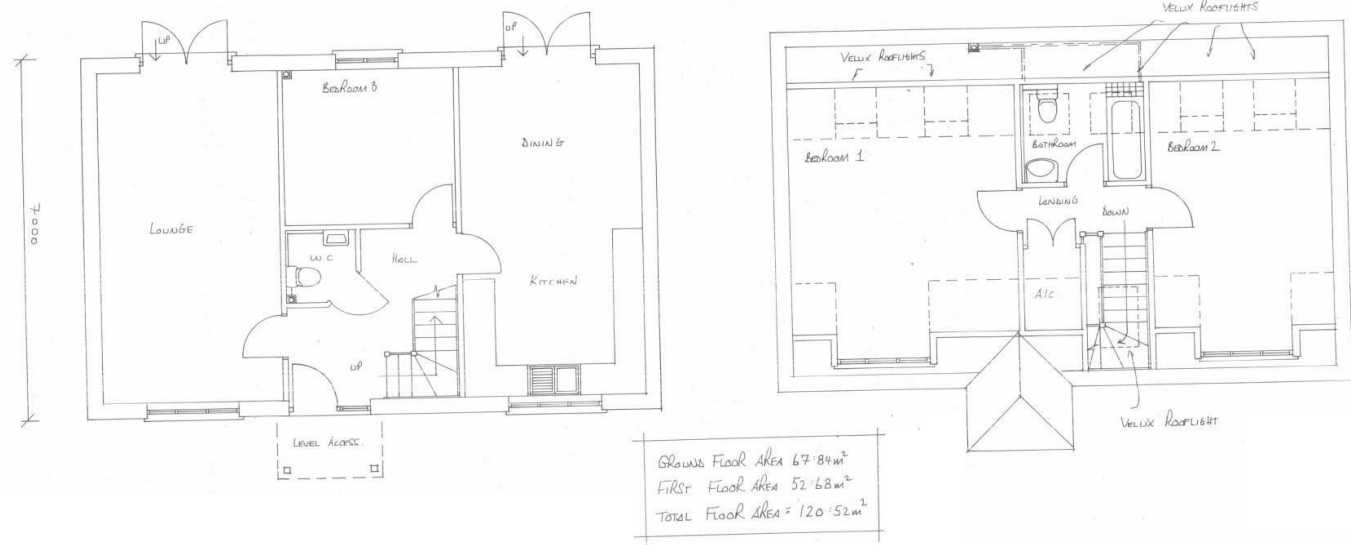


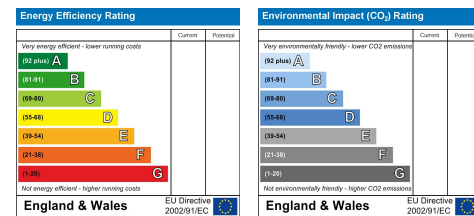
PROBUS, TRURO



KEY FEATURES

- Building Plot
- Parking
- Gardens
- Kitchen/Dining Room
- Bathroom
- Detached House
- Hamlet Setting
- 3/4 Bedrooms
- Lounge
- Cloakroom

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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



PARKENGEAR BARN PLOT PROBUS, TRURO, TR2 4HH  
 INDIVIDUAL BUILDING PLOT ON THE EDGE OF THE VILLAGE

Situated on the edge of the village in an attractive hamlet setting and adjacent to the A390. Planning permission granted for a detached property, ideal for a small developer or buyer looking to build their own home.

GUIDE PRICE £195,000

CONTACT US

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 TR1 2QS

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**GENERAL COMMENTS**

The site was historically associated with the farmstead of Parkengear. This was among many farmsteads of the wider Trewithen estate and perhaps reflected to a modest degree the progressive character of the Hawken family who keenly pursued adoption of the latest agricultural techniques and technologies during the formative decades of the C19. It is evident that Parkengear did undergo some improvement during the C19.

The proposed dwelling shows that the proposed house will be one and a half storeys in height, with the first floor accommodation contained wholly within the roof space. The dwelling is undercover of a pitched slate roof, with two dormer windows provided in the front elevation of the roof and a number of rooflights provided in the rear elevation of the roof. External elevations will be finished with a smooth painted render finish with the corners of the dwelling defined by granite quoins. A composite front door together with UPVC external doors and windows are proposed. UPVC rainwater goods are proposed.

Internally, there is an entrance hall, an open plan kitchen/dining area, a bedroom, a w.c and a lounge all provided at the ground floor level. At the first floor there are a further two bedrooms and a family bathroom. There is the possibility of creating 4 bedrooms with the plans if a potential purchaser looked to alter.

Foul sewage will drain to a proposed sewage treatment plant and run-off rain water will drain to an on-site soakaways. The driveway and parking areas will be covered with brick paviours. The proposal will make use of the existing gated access, which provides a safe means of access to the public highway beyond. Additionally, two on-site car parking spaces will be provided to serve the proposed dwelling.

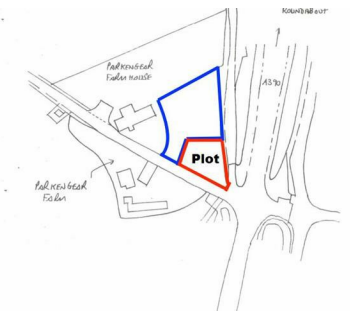
**PLANNING**

Grant of Conditional Planning Permission - Reference - PA22/05379. Description of Development: Proposed demolition of a timber summerhouse, the erection of a detached dwelling and the installation of a sewage treatment plant.

**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 Prior to the commencement of any works associated with the development tree and hedge protective fencing shall be erected on site in accordance with approved drawing no. EV-3783-1-TPP Rev B and shall be retained and maintained until the completion of the development. At no time shall any works in connection with the development, including but not exclusively storage, access, cement mixing, bonfires, excavations or other level changes occur within the protected area and at no time shall the protected trees be damaged in any way. Tree protection including ground protection shall be enacted in strict accordance with the Arboricultural Method Statement recommendations (report ref: EV3783-1-AIA) , Tree Protection Plan EV-3783-1-TPP Rev B and in line with BS 5837:2012 Trees in Relation to Design, Demolition and Construction. No utility or drainage installation is to occur in the RPA of retained trees. Reason: In the interests of visual and residential amenity and in the interest of maintaining tree cover in accordance with the aims and intentions of Policy 23 of the Cornwall Local Plan and paragraphs 130 and 174 of the National Planning Policy Framework 2021.
4. The landscaping details hereby permitted, as indicated on Tree



Protection Plan EV-3783-1-TPP, including new hedgerow and tree planting shall all be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species as those originally planted. Reason: In the interests of visual and residential amenity in accordance with the aims and intentions of Policies 12 and 23 of the Cornwall Local Plan 2010-2030 and paragraphs 130 and 174 of the National Planning Policy Framework 2021.

- Slate specification and means of fixture;
- Ridge tile specification;
- The render wall facing to include the final texture, finish and colour;
- P.V.C door and window colour;
- Rooflight specification and colour;
- Quoin specification to include stone type and sourcing detail;
- Specification and finish of timber cladding.

The development shall be carried out in accordance with the approved details and retained as such thereafter. Reason: To safeguard the setting of the adjacent Grade II Listed building in accordance with the aims and intentions of Policy 12 and 24 of the Cornwall Local Plan (Strategic Policies) 2010 - 2030 and paragraphs 130 and 199 of the National Planning Policy Framework 2021.

**CIL**

The CIL tax, community infrastructure levy. This notifies you that you will be liable to pay £12,632.70 of Community Infrastructure Levy to Cornwall Council as CIL collecting authority on commencement of development of planning permission PA22/05379. This charge is levied under Cornwall Councils CIL Charging Schedule, and S211 of the Planning Act 2008. Further details on the CIL payment procedure can be found on the planning portal.

There are a number of exemptions available which can be applied for if your development involves: self-build housing, residential annex or extension, social housing or charitable development. Additionally, if you feel there are exceptional circumstances affecting your development, you may be eligible for a reduction in this CIL liability. Relief must be claimed and granted before commencement of the development. Please visit [www.cornwall.gov.uk/cil](http://www.cornwall.gov.uk/cil) more information.

**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.

**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.

- 5 A) No development shall take place until a programme of archaeological recording work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:
    1. The programme and methodology of site investigation and recording
    2. The programme for post investigation assessment
    3. Provision to be made for analysis of the site investigation and recording
    4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
    5. Provision to be made for archive deposition of the analysis and records of the site investigation
  6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation
  - B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).
  - C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.
  - D) The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.
- Reason: To ensure that provision is made to record finds of archaeological interest in accordance with the aims and intentions of paragraph 205 of the National Planning Policy Framework 2021. A pre-commencement condition is necessary in this instance due to the need to ensure that a programme and methodology of site investigation and recording of archaeological features is undertaken before physical works commence on site.
- 6 The development hereby permitted shall not be constructed above ground floor slab level until details of the following have been submitted to and approved in writing by the Local Planning Authority:

