



Indicative only

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



ORCHARD PLOTS CARLYON ROAD PLAYING PLACE TRURO TR3 6EU

ORCHARD PLOTS WITH PERMISSION IN PRINCIPLE
FOR UP TO FOUR DWELLINGS

A parcel of land extending to approximately 0.6 acres, enjoying a village-edge position at Playing Place with south facing views over the surrounding countryside. The land benefits from Permission in Principle for up to four dwellings, creating an excellent opportunity for a small residential development.

Offered as Lot 2, with the neighbouring bungalow and gardens and a further paddock also available separately or as part of the whole.

GUIDE PRICE £500,000

Philip Martin

PHILIP MARTIN

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

Lot 2 — The Orchard Plots comprise an adjoining parcel of land extending to approximately 0.6 acres, positioned to the rear of 14 Carlyon Road on the edge of Playing Place. The land benefits from Permission in Principle for up to four dwellings, creating an excellent opportunity for developers, builders or purchasers seeking a small residential development site in a desirable village-edge location with wonderful views.

The land currently forms part of a wider holding and is available as a separate lot. The adjoining detached bungalow and gardens are available as Lot 1, while a further sloping paddock is available as Lot 3. Purchasers may therefore acquire the Orchard Plots alone, or consider the wider opportunity to purchase additional land and/or the whole site. As a whole, the bungalow, orchard plots and paddock extend to approximately two acres.

Playing Place is a popular village within easy reach of Truro, Carnon Downs, Feock and the Carrick Roads. The village has a local store, Kea Primary School is nearby, and the location offers convenient access to both Truro and the south Cornish coast.

PLANNING

The Orchard Plots benefit from Permission in Principle for up to four dwellings. Permission in Principle establishes the principle of residential development only, and any detailed scheme will be subject to Technical Details Consent, all other necessary planning permissions, statutory approvals and detailed design.

In reaching its decision, the Local Planning Authority considered the proposal to represent sustainable development in terms of its location, land use and amount.

Purchasers should note that the proposed development is expected to be liable for a Community Infrastructure Levy charge, with the amount to be calculated at the Technical Details Consent stage. There may be scope for individual self-build purchasers to apply for CIL exemption if the land is divided and sold as separate serviced plots, subject to eligibility, compliance with the relevant criteria and all necessary approvals. Interested parties should make their own enquiries with Cornwall Council and take their own professional advice.

Interested parties should also satisfy themselves as to the planning position and any requirements relating to access, drainage, services, ecology, highways, design and service connections.

The planning application can be viewed on Cornwall Council's planning portal under reference PA26/00847.



ACCESS, SERVICES AND BOUNDARIES

Access is understood to be available from Carlyon Road via the existing private lane serving 14 and 14a Carlyon Road. Prospective purchasers should satisfy themselves as to the precise access arrangements, rights of way, visibility requirements, boundaries, site area, easements, covenants and any improvements that may be required as part of a future planning application or development proposal. Purchasers should also make their own enquiries regarding the availability, location and capacity of services, including water, electricity, drainage and any other utility connections required to serve the proposed development. The vendors have previously

obtained professional advice in connection with the Permission in Principle application and the potential progression of the site, and further information may be made available to interested parties via the selling agents.

The Orchard Plots are offered for sale as Lot 2. The adjoining bungalow and gardens are available separately as Lot 1, while the bottom paddock is available as Lot 3. The whole site may also be purchased as a single holding.

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LOT 1 — THE BUNGALOW & GARDENS

A detached three-bedroom bungalow requiring refurbishment, set within mature gardens of approximately half an acre.
Guide Price: £600,000

LOT 2 — THE ORCHARD PLOTS

Orchard land extending to approximately 0.6 acres with Permission in Principle for up to four dwellings.
Guide Price: £595,000

LOT 3 — BOTTOM PADDOCK

Lot 3 comprises a further parcel of sloping pasture land extending to approximately 0.7 acres. The paddock is available by separate negotiation and may be of particular interest to purchasers of the Orchard Plots or to those seeking to acquire the whole site. The vendors may also consider the sale of a smaller strip of land to the purchaser of Lot 1, subject to negotiation and the agreement of all parties.
Price on Application

LOT 1 AND 2 COMBINED

The bungalow, orchard plots and paddock extend to approximately 1.3 acres.
Guide Price: £1,150,000

LOT 3 will be available via separate negotiation.

SALE PROCESS

Due to the unusual nature of the sale and the availability of the property in separate lots or as a whole, the vendors will give consideration to all interested parties before making a decision. Offers may be considered for individual lots, combinations of lots, or the property as a whole.

PLAYING PLACE

Playing Place is a very desirable residential locality about three miles or thereabouts south west of Truro and not far from the larger village of Carnon Downs where there are a selection of local facilities. Playing Place has a good village store and Kea Primary School is literally just along the road. Playing Place also lies within two to three miles of Feock and Loe Beach and hence easily accessible to the River Fal and Carrick Roads estuary.

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.

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 along the A39 and turn left at Playing Place roundabout into the village. Take the first left hand turning into the Old Coach Road and the first right hand turning is Carlyon Road. Passing the entrance to Penhalls Road on the right the house is easily identified on the right hand side where a Philip Martin board has been erected.

DISCLAIMER

The CGI/aerial overlay images are provided for illustrative marketing purposes only and are intended to show one possible interpretation of the site's development potential. They do not represent an approved detailed design, final layout, specification, landscaping scheme or finished appearance. The land benefits from Permission in Principle for up to four dwellings only, and any future development will be subject to Technical Details Consent, all necessary planning permissions, statutory approvals and service connections. Purchasers should satisfy themselves as to the planning position, site boundaries, access arrangements, services and all other matters relating to the land.



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