



## Riverside , Trevarren, St. Columb, Cornwall, TR9 6PH

EXCITING INVESTMENT OPPORTUNITY! AN ATTRACTIVE DOUBLE FRONTED DETACHED PERIOD HOUSE ON LARGE PLOT IN A POPULAR MID COUNTY HAMLET WITH PLANNING PERMISSION GRANTED TO DEMOLISH AND BUILD A PAIR OF THREE STOREY SEMI DETACHED FAMILY HOMES.

£225,000  
Freehold

our ref: CNN10019



## KEY FEATURES



4

- DEVELOPMENT OPPORTUNITY
- MUNDIC BLOCK HOUSE
- PLANNING GRANTED TO DEMOLISH



1

- BUILD A PAIR OF SEMI-DETACHED
- BOTH WITH 4 BEDROOMS
- GARDEN & PARKING
- POPULAR MID COUNTY HAMLET
- CLOSE TO VILLAGE AMENITIES & EXCELLENT TRANSPORT LINKS



2

- 7 MILES FROM NEWQUAY
- CASH BUYERS ONLY

Energy rating (EPC) **D**

Council tax band: **C**

## SUMMARY

A rare opportunity to build not one, but two homes on this charming mid-county site. Riverside, an attractive double-fronted detached period house, is now available for redevelopment. Following a Mundic test, it has been given a "C" classification, necessitating its replacement.

Planning permission (PA22/10818) has been successfully obtained to demolish Riverside and replace it with two three-story semi-detached houses. These homes are thoughtfully designed, featuring open-plan living spaces, four bedrooms, pretty gardens, and off-street parking, catering to the needs of modern families. Developers will be drawn to the easy access site, already equipped with all mains services except for mains drainage within Riverside. Additionally, multi-generational families seeking to build side by side will find this an appealing opportunity.



Trevarren, a well-connected mid-county farm hamlet, falls within the wider catchment of Newquay, just over seven miles away. The surrounding villages of St Columb Road, Fraddon, and Indian Queens offer daily amenities, including a sought-after primary school and a recently opened Marks and Spencer superstore. The location provides convenient access to the A39 and A30, facilitating easy transportation to nearby major towns such as Newquay, Wadebridge, Padstow, St Austell, and the cathedral city of Truro. Within a short car journey, you will find Newquay Cornwall Airport and the stunning Mawgan Porth Beach, making Riverside an exciting project with promising potential.

CASH BUYERS ONLY. NO ONWARD CHAIN.

FIND ME USING WHAT3WORDS: presides.counts.could



## ADDITIONAL INFO

Utilities: Mains Services: Electric, Water and Gas. Private Drainage

Broadband: To be Connected. For Type and Speed please refer to Openreach website

Mobile phone: Average. For best network coverage please refer to Ofcom checker

Parking: Driveway Parking x2

Heating and hot water: Builders Choice

Construction (only if non-standard): Mundic Class C

Building safety: Structurally Unsound requires redevelopment.

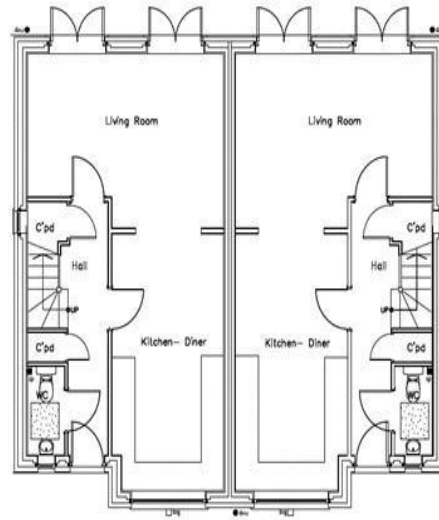
Planning (if applicable): Application Number PA22/10818

Accessibility: Level Site

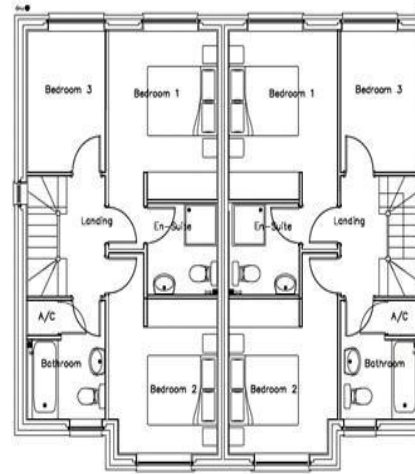
Mining: Standard searches include a Mining Search.

# FLOORPLAN & DIMENSIONS

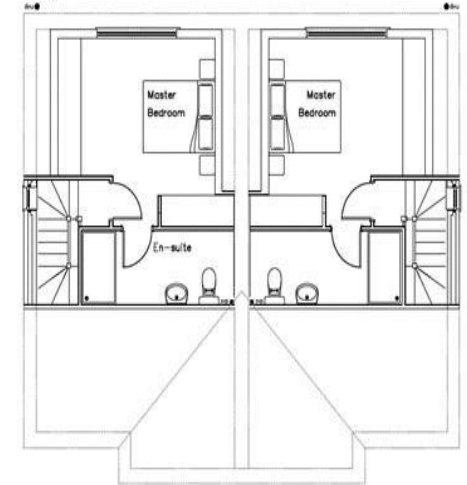
2 Proposed Ground Floor Plan  
Scale: 1:100



3 Proposed First Floor Plan  
Scale: 1:100



4 Proposed Second Floor Plan  
Scale: 1:100



## LIKE TO KNOW MORE?

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