



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10397

Offers in excess of £475,000

**Building Plot at Nancarrow,
South Drive, Tehidy, Camborne, Cornwall, TR14 0EZ**

FREEHOLD



The exceptionally scarce opportunity to acquire a large BUILDING PLOT of 1.4 acres in a prestigious rural location, in an excellent setting on South Drive in the sought-after and renowned area of South Tehidy, close to Tehidy Golf Course and the north Cornish coastline. The building plot has the benefit of planning permissions to build a detached 4 double bedrooomed residence measuring almost 4,500sq.ft.



DESCRIPTION

A genuinely rare opportunity to acquire a large building plot in a highly desirable location within walking distance of Tehidy Country Park and Tehidy Golf Club. The plot measures circa 1.4 acres and is the subject of two extant planning consents, providing alternative options for the building of a large contemporary family home, ideally positioned to take best advantage of the wonderful views across the peaceful and scenic valley.

We are advised by our client that the building plot falls into Zone 5, which means that no CIL payment is due. Buyers are advised to seek their own advice.

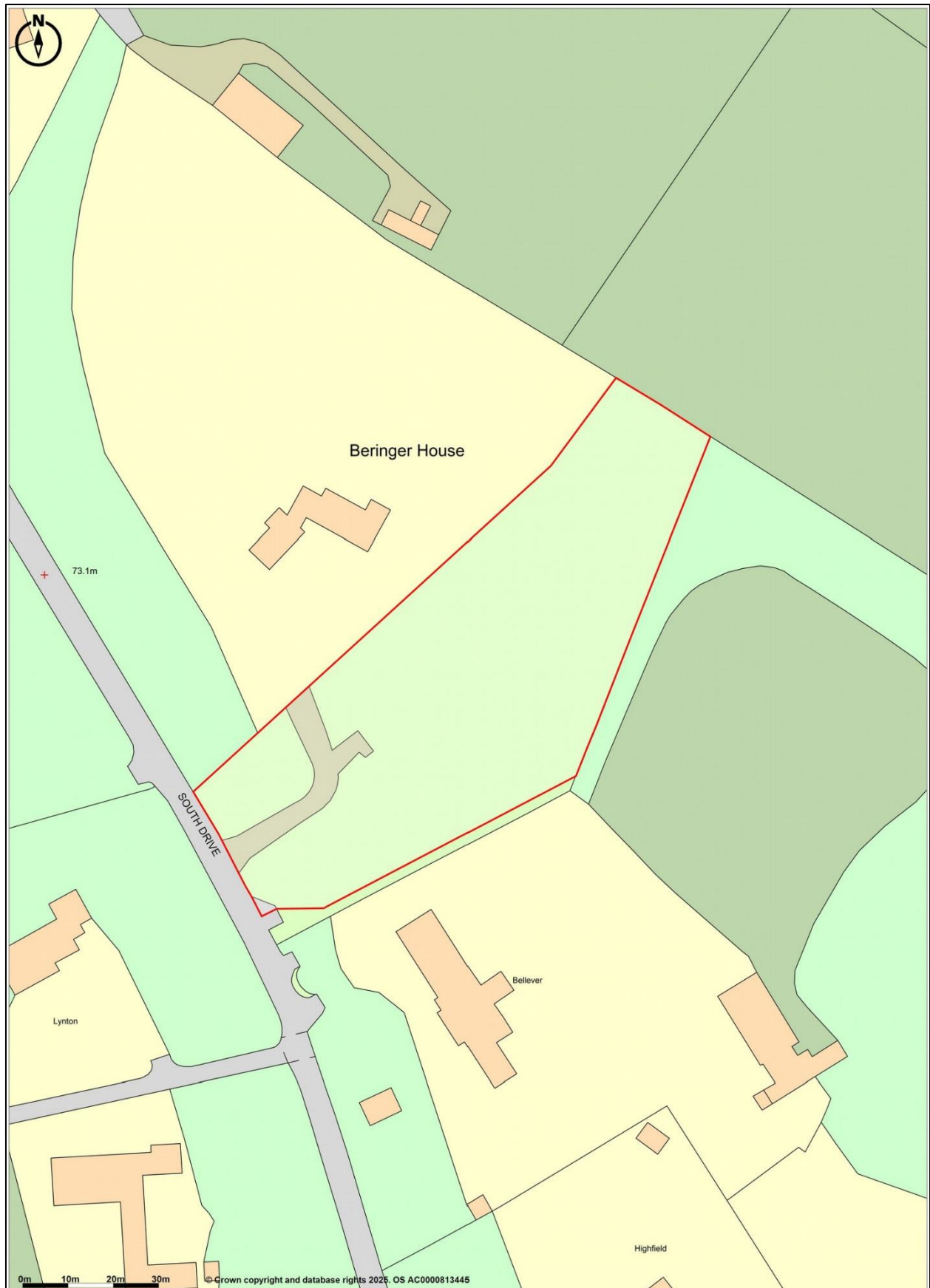
Planning permission has been approved under application number PA22/02186 for the erection of a house and extracts of the planning permission can be found later within these sales particulars.

An alternative design to build a house was previously granted planning permission under application number PA18/08648 where the land in question is referred to as Plot 1. We understand that this planning permission remains valid in perpetuity.

Please see general information at the rear of this document for further information in respect of the planning.



For reference only, not to form any part of a sales contract.



LOCATION

The building plot is located to the right of the long and impressive carriage drive that approaches Tehidy Park and has the benefit of all the wonderful walks through the 250 acres of beautiful oak woodlands that adjoin it. Golfers will also very much appreciate the nearby Tehidy Park Golf Club which offers a beautiful parkland course with an active membership.

Well away from main roads and traffic, South Tehidy is within very easy reach of the A30 expressway which provides rapid and easy access around and out of the county. The nearby village of Illogan is well equipped for day to day shopping and the cathedral city of Truro is approximately 15 miles (20 minutes) away and is the county's educational, commercial and retailing centre providing an excellent range of facilities including independent and secondary schools, national and local retailers, restaurants and bars, hospital, leisure centre and Hall for Cornwall, the county's major music and theatre venue.

Mainline rail services are available from Truro to London Paddington with a journey time of approximately 4½ hours and there are regular flights to London as well as many other internal and international destinations from nearby Cornwall Airport Newquay.

The sea is a very short distance away with the rugged coastline mostly owned by the National Trust. It is characterised by high cliffs and small coves that punctuate the shoreline between the beach at Portreath and the four mile long sandy St Ives Bay. It is an area that is incredibly popular with surfers, kite surfers and windsurfers and is perfectly accessible by foot along the South West Coast Path.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

PLANNING Details of both full applications can be viewed online, using the relevant planning reference numbers PA22/02186 and PA18/08648 at www.cornwall.gov.uk/planning-and-building-control/planning-applications/online-planning-register/

RIGHTS OF WAY We understand that the owners of the neighbouring property, Beringer House have a right of access across the drive to their property as well as an obligation to contribute to its maintenance costs.

POST CODE TR14 0EZ.

SERVICES Mains water and 3 phase electric are both on site.

COUNCIL TAX BAND N/A (see www.mycounciltax.org.uk).

DIRECTIONS Leave the A30 at the exit to Camborne, Pool and Portreath and, as the road splits on the slip road, take the right hand fork to a T-junction. Turn right and follow signs to Bodmin A30 then take the turning left following signs to Tehidy Country Park. Proceed over a mini roundabout and, at the next roundabout, turn left signed to Tehidy Country Park, turning right after approximately ¼ of a mile at a large grass triangle onto South Drive

marked Tehidy Country Park. Proceed along this drive and the building plot is located on the right hand side.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

Cornwall Council

Correspondence Address: Cornwall Council Planning, PO Box 676, Threemilestone,
Truro, TR1 9EQ
Email: planning@cornwall.gov.uk
Tel: 0300 1234151
Web: www.cornwall.gov.uk



Application number: PA22/02186

Agent:

Applicant:

Town And Country Planning Act 1990 (As Amended)
Town And Country Planning (Development Management Procedure) (England)
Order 2015

Grant of Conditional Planning Permission

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS CONDITIONAL PERMISSION**, subject to the conditions set out on the attached schedule, for the development proposed in the following application received on 2 March 2022 and accompanying plan(s):

Description of Development: Redesign of Plot 1 (previously approved under decision PA18/08648 dated 19.12.2018)

Location of Development: Plot 1 Land South East Of Tallem South Drive Tehidy Cornwall TR14 0EZ

Parish: Illogan

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 4 May 2022

Louise Wood - Service Director Planning and
Housing (Chief Planner Officer)

ACFULZ

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA22/02186**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 The development hereby permitted shall be carried out in accordance with the Construction Management Plan approved under decision notice no. PA18/08649.

Reason: In the interests of highway safety in accordance with the aims and intentions of policy 27 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraph 110 of the NPPF (2021).
- 4 The development hereby permitted shall be carried out in accordance with the submitted Tree Protection Plan prepared by Evolve Tree Consultancy (reference: 2542-B-TTP-TSE) dated November 2018.

Reason: To safeguard protected trees within the application site in accordance with the aims and intentions of policy 23 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraph 131 of the NPPF (2021).
- 5 The surface water drainage for the development hereby permitted shall be installed, retained and maintained thereafter with the details approved under decision notice no. PA18/08648 and submitted drawing no. 21/165-PL09.

Reason: To ensure satisfactory surface water drainage in accordance with the aims and intentions of policy 26 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraph 167 of the NPPF (2021).

DATED: 4 May 2022

Louise Wood - Service Director Planning and
Housing (Chief Planner Officer)

ACFULZ

