



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9711

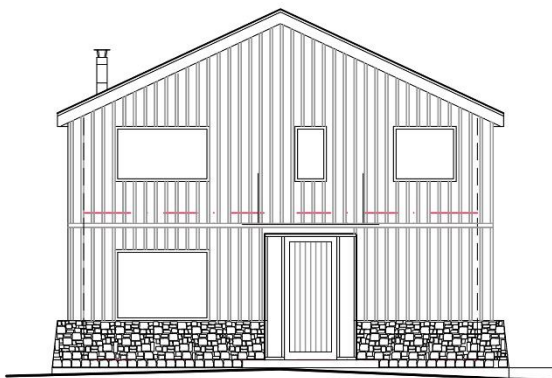
£125,000

**Building Plot adjacent to Park Aloe Farm,
Talskiddy, St Columb, Cornwall, TR9 6EB**

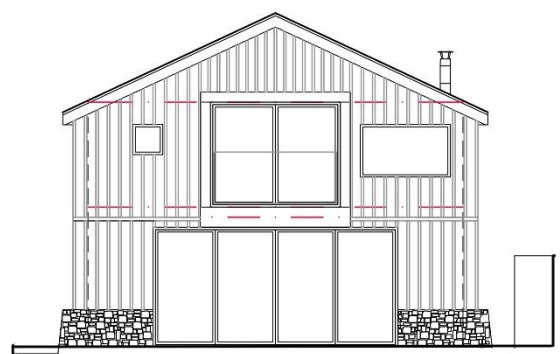
FREEHOLD



An exciting opportunity to acquire a building plot in the highly desirable, tranquil hamlet of Talskiddy. There is planning permission in place to erect a detached 3 double bedroom residence, all of which benefitting from en-suite facilities with an open-plan kitchen/living/dining room, separate utility and ground floor study/snug.



NORTH EAST ELEVATION



SOUTH WEST ELEVATION

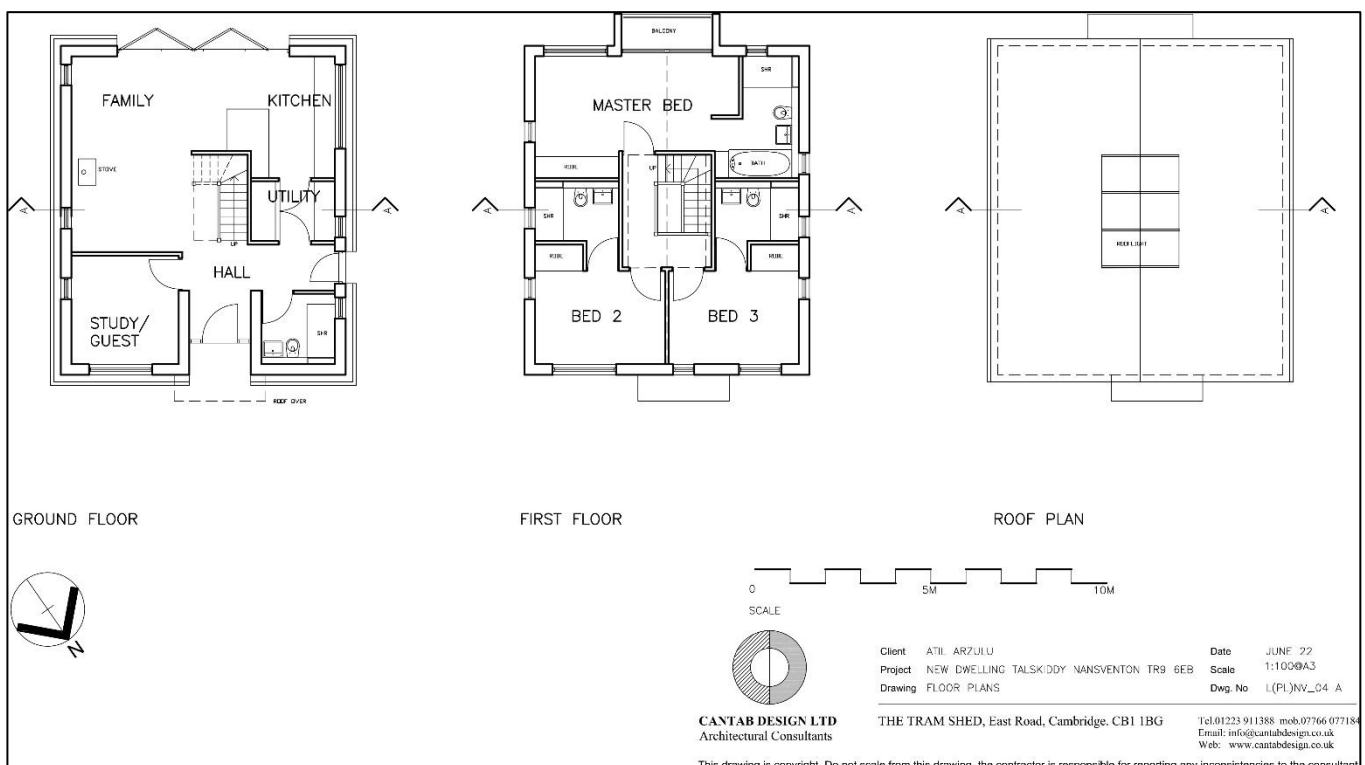
SUMMARY OF PROPOSED ACCOMMODATION

Ground Floor Entrance hallway, open-plan kitchen/living/dining room, utility room, study/snug, ground floor shower room.

First Floor 3 double bedrooms with en-suite facilities, whilst the principal bedroom benefits from a balcony.

Outside Private off-road parking for 2 vehicles to the front elevation with a patio and raised garden to the rear.

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



DESCRIPTION

An exciting opportunity to acquire a one-off building plot situated in a quiet, sylvan setting, in the hamlet of Talskiddy, near St Columb. The building plot has full planning permission for a detached residence comprising 3 double bedrooms with en-suite facilities, with the principal bedroom benefitting from a balcony. Whilst the living accommodation is made up of an open-plan kitchen/living/dining room, separate utility, ground floor shower room and study/snug.

Externally, there will be ample space for 2 car parking spaces to the front elevation whilst to the rear will be a tiered garden.

Planning permission has been approved under the Application Number: **PA22/07186** for the erection of the new house. Extracts of the planning approval and plans can be found later within these sales particulars. The full application can be readily viewed using the planning

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

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**Community Infrastructure Levy (CIL)
LIABILITY NOTICE
Regulation 65, CIL Regulations 2010 (as amended)**

**My Ref: PA22/07186
Date: 18 November 2022**

Dear Sir/Madam

PLANNING APPLICATION: PA22/07186
SITE ADDRESS: Nansventon, Talskiddy, St Columb, Cornwall, TR9 6EB
DEVELOPMENT DESCRIPTION: To replace a barn with a three bedroom dwelling.
LIABILITY REF: LN00005919

CIL Liability

This notifies you that you will be liable to pay **£1,539.94** of Community Infrastructure Levy to Cornwall Council as CIL collecting authority on commencement of development of planning permission PA22/07186. 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 in the attached notes.

Cornwall Council

Description	Chargeable Area	Rate/sq m	Index	Area Charge	Relief	Total
Zone 4: 1-5 dwlgs ALL - 100	14.75 sqm	£100.00	1.044	£1,539.94	£0.00	£1,539.94

CIL Total for this charging authority

Total Liability for Cornwall Council	£1,539.94
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Total CIL Liability

£1,539.94

Area Totals (sqm)



INVESTOR IN PEOPLE

Louise Wood, Service Director - Planning and Housing Service
Infrastructure Team – Planning, Cornwall Council, Unit 17 Threemilestone Industrial Estate,
Truro, Cornwall, TR4 9LD. Tel: 0300 1234 151
www.cornwall.gov.uk

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Total Development	131.25
Demolitions*	116.50
Existing Use*	0.00
Chargeable Area (Cornwall Council)	14.75

* Demolished floorspace and existing floorspace are only included above if eligible for deduction from the chargeable area.

How we calculated this figure

We calculated this figure using the formula below as set out in Schedule 1 of the CIL Regulations 2010 (as amended):

$$\text{The CIL Total Area Charge} = \text{Chargeable Area (A)} \times \text{Rate (R)} \times \text{Index (I)}$$

The Chargeable Area is the gross internal area of the total development less the floorspace of any existing buildings which are eligible deduction.

To be eligible for deduction, the existing buildings must be situated on the relevant land on the day planning permission first permits the chargeable development and be 'In Use'.

A building is defined as being 'In Use' if part of the building has been in continuous use for a period of at least six months within the period of three years ending on the day planning permission first permits the chargeable development.

The charge will be index linked based on the following formula:

Ip/Ic where Ip is the index figure for the year in which planning permission was granted and Ic is the index figure for the year the charging schedule took effect (2012), using the national All-in tender price index published by the Building Cost Information Service (BCIS).

Do you think we have made a mistake in our calculations?

You can ask us to review our calculation by submitting a request in writing within 28 days of the date of this Notice. If you are unhappy with the calculation following this review, you can appeal to the Valuation Office Agency. Please see the Planning Portal note on the Appeals Procedure for further information.

Recipients of this Liability Notice

Other recipients of this notice include the following (where relevant):

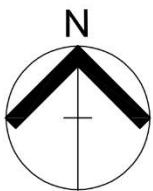
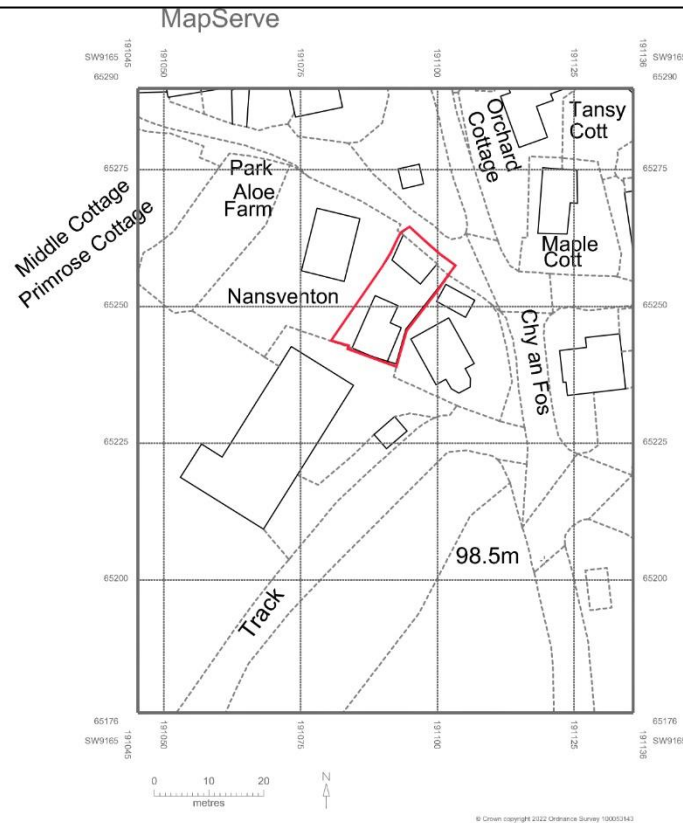
Those jointly liable to pay CIL or those who have jointly assumed liability to pay CIL.

Each person known to the authority as an owner of the relevant land.

The person who has applied for planning permission or submitted a notice of chargeable development, where this is different to those above.

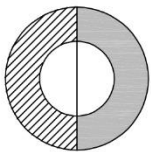
Name and address of all recipient(s) of this notice	Category of recipient
	Liable Party

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0 10M 20M 30M
SCALE

LOCATION PLAN 1:1250



Client ATIL ARZULU

Project NEW DWELLING TALSKIDDY NANSVENTON TR9 6EB

Drawing LOCATION PLAN

Date JULY 22

Scale 1:1250@A4

Dwg. No L(PL)NV_L01

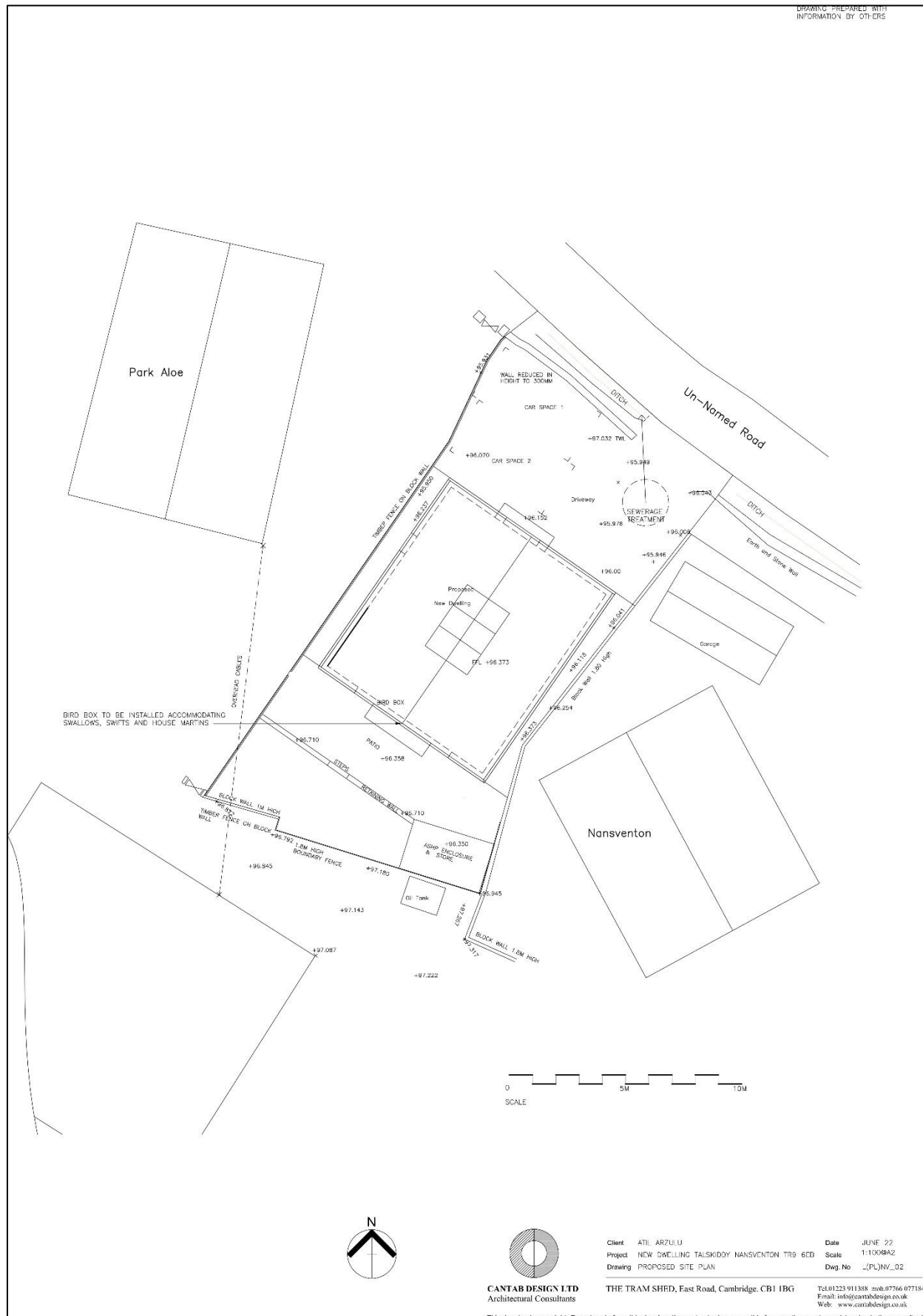
CANTAB DESIGN LTD
Architectural Consultants

THE TRAM SHED, East Road, Cambridge. CB1 1BG

Tel.01223 911388 mob.07766 077184
Email: info@cantabdesign.co.uk
Web: www.cantabdesign.co.uk

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DRAWING PREPARED WITH
INFORMATION BY OTHERS



GENERAL INFORMATION

VIEWING Please feel free to visit the site unaccompanied. There is protective fencing in place at the front of the plot, please do not go beyond the protective fencing. Any queries should be directed to Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR9 6EB.

SERVICES No services are connected to the plot, however we understand that both mains water and electricity are available in the road.

DIRECTIONS Proceed along the A39 from St Columb Major in the Wadebridge direction. After approximately 1 mile take the turning on the left hand side signposted Talskiddy. Proceed along this road for approximately three quarters of a mile and take the second major turning on the right hand side, proceed into the hamlet of Talskiddy and the building plot will be found on the left hand side as the road bears left. A for sale board has been erected for identification purposes.

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

