



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10284

Guide £350,000

**Two Building Plots adjacent to Merthyr Farm,
Morvah, Pendeen, Penzance, Cornwall, TR20 8YT**

FREEHOLD



A pair of building plots available for sale within a $\frac{1}{4}$ of an acre with planning permission for two detached, 3 bedroomed homes of each circa 1,550sq.ft. Situated within an Area of Outstanding Natural Beauty and enjoying views over protected countryside towards the Atlantic Ocean and walking distance of the South West Coast Path. Possible opportunity, subject to all requisite planning consents to create a single detached residence with a level plot in an excellent location.



Site Access



Nearby Portheras Cove

PROPOSED SUMMARY OF ACCOMMODATION – Each property to extend to approximately 1,550sq.ft. and to comprise

Ground Floor Entrance porch, hallway, kitchen/dining room, sitting room both with double doors onto the east facing garden, wc, separate utility.

First Floor 3 bedrooms, 2 bathrooms.

Outside The plot extends to approximately ¼ of an acre overall.

DESCRIPTION

An opportunity to secure a beautifully situated pair of building plots within a level ¼ of an acre site enjoying views over protected countryside towards north Cornish coastline. With planning permission for two detached characterful homes enjoying granite elevations sympathetically designed in keeping with the general area.

The planning permission was gained under reference PA19/08884 with conditions discharged under PA22/11092. We understand that the CIL payable is £13,000.

Bordered by open countryside and facing south west the completed properties will be highly desirable and enjoy easy access to the coast path and day to day amenities.

The nature and location of this site could also, subject to all requisite permissions offer someone the opportunity to create a single detached property of good proportions and excellent views.



LOCATION

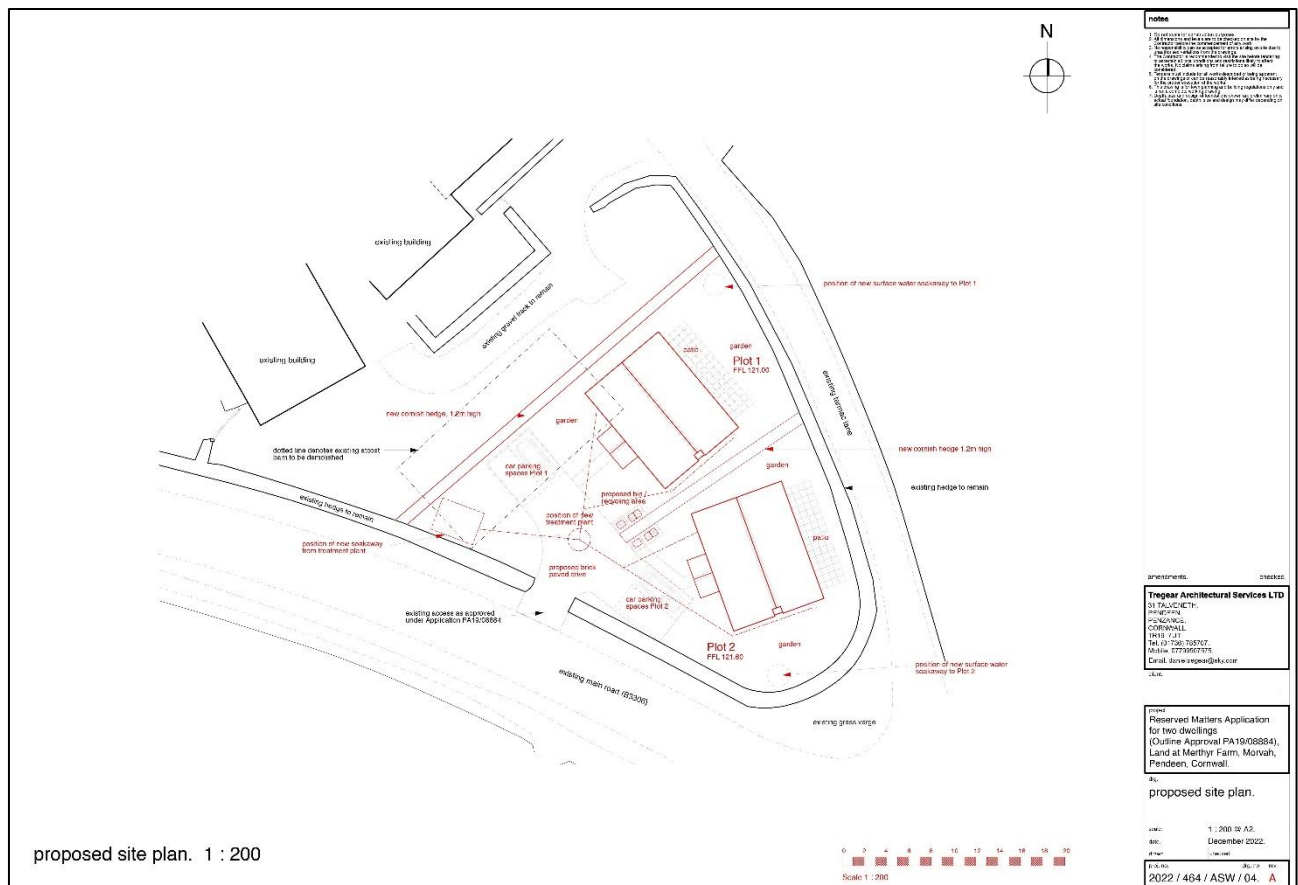
Morvah is a small, quiet hamlet location midway between St Ives and Land's End, about 1½ mile away from Pendeen and some 4 miles approximately from St Just which is the last town in Cornwall. Morvah is within an Area of Outstanding Natural Beauty and within walking

distance of the coastline of West Cornwall, with many footpaths connecting the area including to the popular Portheras Cove and the South West Coast Path. Pendeen has local facilities whilst St Just has inns, a bakery, large general store, various shops and a secondary school. College education is at Penzance about 15 minutes' drive away. Penzance is the capital of West Cornwall with a local hospital, excellent road connections and is at the terminus of the Penzance to Paddington main railway line.





Not to scale – for identification purposes only.



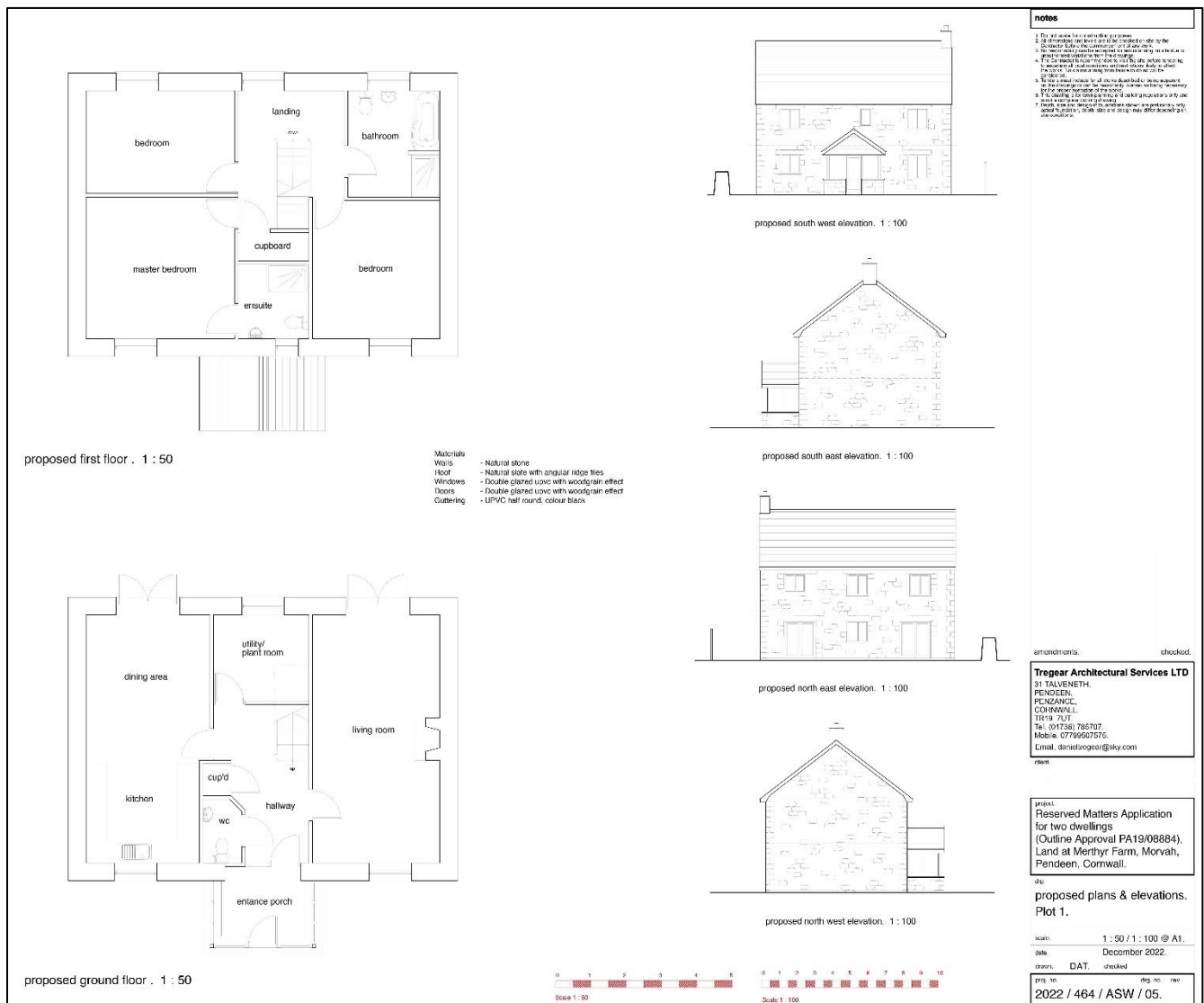
**Not to scale – for identification purposes only.
Approximate measurements for both houses.**

Ground Floor – 74.7sqm = 804.06sq.ft.

Kitchen/dining room	– 23'6sqm = 254.02sq.ft.
Living room	– 25.2sqm = 271.25sq.ft.
Utility/plant room	– 6.6sqm = 180.83sq.ft.
WC	– 1.9sqm = 20.24sq.ft.
Porch	– 4.5sqm = 48.43sq.ft.

First Floor – 70sqm = 753.47sq.ft.

Principal Bedroom	– 16.8sqm = 180.83sq.ft.
En-suite	– 4.2sqm = 45.20sq.ft.
Bedroom (Front)	– 14sqm = 150.69sq.ft.
Bedroom (Rear)	– 12.2sqm = 131.31sq.ft.
Bathroom	– 7.8sqm = 83.95sq.ft.



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.

POST CODE TR20 8YT.

SERVICES Mains electricity and water nearby – to be connected. Private drainage to be installed.

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

PLANNING NOTES Associated documents can be found via the Cornwall County Planning Portal. [Online planning register - Cornwall Council](#). Using reference – PA22/11092.

Searching the post code or address via Cornwall Interactive mapping [Use our interactive maps - Cornwall Council](#) will display a wide array of information about the area generally, including public rights of way etc.

DIRECTIONS What3words// punk.prospers.clan. Travelling west along the A30 towards Penzance, at the Heamoor roundabout, take the B3312 signposted to Heamoor and Madron. Continue on this road for approximately 5 miles. The building plot can be found 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: PA22/11092

Agent:

Tregear Architectural Services Ltd
31 Talveneth
Pendeen
St Just
Penzance
TR19 7UT

Applicant:

**Town And Country Planning Act 1990
Town And Country Planning (General Development Procedure) Order 1995**

Approval of Reserved Matters

Under the provisions of the above mentioned Act and Order, Cornwall Council as local planning authority hereby approves the reserved matters in accordance with the application submitted to the Council on 14 December 2022 subject to the condition set out on the attached schedule and accompanying plan(s):

Description of Development: Reserved matters application for appearance, landscaping, layout and scale following outline approval PA19/08884 for two dwellings

Location of Development: Land At Merthyr Farm
Morvah
Pendeen
Cornwall

Parish: Morvah

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 2 March 2023

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

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA22/11092**CONDITION:**

- 1 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.

- 2 Before the first occupation of any of the dwellings hereby approved, the parking and turning areas associated with the said dwellings hereby approved shall be constructed in accordance with approved drawing no. 2022 / 464 / ASW / 04. A; and shall not thereafter be obstructed or used for any other purpose.

Reason: To ensure adequate parking and turning facilities are provided off the adjoining highway and in accordance with the aims and intentions of Policy 27 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraph 110 of the National Planning Policy Framework 2021.

- 3 The approved boundary treatment (means of enclosure) shall be completed in accordance with the approved details, as specified within the submitted drawing numbers 2022 / 464 / ASW / 04. A and 2022 / 464 / ASW / 08, received 2nd March 2023, prior to the occupation of the dwellings hereby permitted. The boundary treatment (means of enclosure) shall not thereafter be altered or removed, other than by necessary replacement.

Reason: In the interests of residential amenity and in the interest of the visual amenities of the area in accordance with the aims and intentions set out within Policies PD-P1, PD-P11 and PD-P18 of the Cornwall AONB Management Plan 2022-2027, Policies 1, 12 and 23 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraphs 8, 130, 174 and 176 of the National Planning Policy Framework 2021.

- 4 The proposed development shall be carried out in accordance with the approved details as specified within the 'MATERIALS SAMPLES - WALL STONE; ROOF SLATE; BRICK PAVING' document, received on 2nd March 2023 and retained as such thereafter.

Reason: To preserve the character of the proposed buildings and in the interest of the visual amenities of the area in accordance with the aims and intentions set out within Policies PD-P1, PD-P11 and PD-P18 of the Cornwall AONB Management Plan 2022-2027, Policies 1, 12 and 23 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraphs 8, 130, 174 and 176 of the National Planning Policy Framework 2021.

DATED: 2 March 2023

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

SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA22/11092**PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:**

Proposed 05 received 14/12/22
Block Plan 02 received 14/12/22
Site/location Plan 01 received 14/12/22
Block Plan 2022 / 464 / ASW / 04. A received 02/03/23
Proposed 2022 / 464 / ASW / 08 received 02/03/23

ANY ADDITIONAL INFORMATION:

- Please note that the proposed development set out in this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). A CIL Liability Notice will be sent to the applicant, and any other person who has an interest in the land, under separate cover. The Liability Notice will contain details of the chargeable amount and how to claim exemption or relief, if appropriate - relief must be claimed and approved before the development commences. This development must not commence until the following forms have been submitted to the Council: CIL Form 2: Assumption of Liability and Form 6: Commencement Notice, otherwise surcharges will be applied. Please contact cil@cornwall.gov.uk or the Infrastructure Team with any queries. There are further details on this process on the Council's website at www.cornwall.gov.uk/cil.
- The conditions contained in the said Decision Notice Number PA19/08884 dated 6 January 2020, in so far as the same are still capable of taking effect, will continue to apply to the development hereby approved.

In dealing with this application, the local planning authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application, on this occasion this has included :

Discussions/negotiations ongoing with LPA throughout determination of planning application

Dedicated phone number of the case officer for the Applicant/Agent

Close liaison with the Town and Parish Councils in accordance with the protocol.

DATED: 2 March 2023

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

