



Tolgarrick Farm House Arch Hill, Truro, Cornwall TR1 2HW

A centrally located detached former farmhouse believed to date back to the late 1800's for redevelopment.

Newquay - 13 miles Truro - 0.5 mile St Austell - 16 miles

• Exciting Opportunity • Development Site (Subject to Consent) • Prominent City Location • Redevelopment Scope • EPC - Exempt • Freehold • Council Tax Band E

Guide Price £225,000

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SITUATION

The site is located immediately on the double roundabout junction where Arch Hill from Falmouth meets the top of Morlaix Avenue and Falmouth Road from Truro.

DESCRIPTION

An exciting opportunity for either full renovation or development of a prime city centre site. The existing former farmhouse is believed to date back to the late 1800's and is now in disrepair requiring complete renovation and refurbishment. Other scope includes demolition of the existing property and redevelopment subject to the necessary planning permission and consents.

OUTSIDE

A relatively level and clear site predominantly laid to lawn and fence enclosed. An alternative vehicular access point will be made available via the Copperfields Persimmon development.

SERVICES

The property is disconnected from mains services. There is mains water, electricity and mains drainage in the vicinity. We are advised that these services are available however will need connecting or a new private drainage systems will be required. Broadband: standard and ultrafast available (Ofcom). Mobile: O2 likely and EE, Three and Vodafone limited inside and O2, EE, Three and Vodafone likely outside (Ofcom). The availability for final connection of services have not been checked with Western Power Distribution, BT or South West Water Plc.

VIEWINGS

Internal viewing is prohibited owing to the properties condition which is deemed unsafe for internal inspection, therefore any site visits must be appointed via Stags, Truro and strictly accompanied. The building is sealed to the ground floor and the site fence contained.

AGENTS NOTES

Due to the property being derelict and for complete renovation, enquiries are welcomed from cash buyers. Purchasers seeking finance are encouraged to first check ability and suitability. We understand the property is subject to tree preservation orders.

Interested parties are reminded that there is no planning permission for redevelopment and prospective buyers are to rely on their own enquiries.

DIRECTIONS

From our offices at 61 Lemon Street, proceed up the hill leaving the City centre and into Falmouth Road. Upon reaching the top of this road at the double roundabout junction, the site is opposite and can be identified by a Stags for sale sign.



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.