



Building Plot East of Pembroath Farm, Trembroath, Stithians, Truro, TR3 7DT

Guide Price £200,000

An increasingly rare opportunity to purchase a building plot in an attractive, semi-rural, hamlet setting, close to the well served village of Stithians, and within an approximate 20 minute drive of the port of Falmouth and cathedral city of Truro. Permission in Principle was granted in July 2022 with Technical Details Consent granted on 3rd April 2024 – copies of which are attached.

The Permission provides for an attractive stone-fronted house with 3 bedroom, 2 bath/shower room accommodation, ample forecourt parking, an attached car port and level, well enclosed gardens. An ideal opportunity to create a lovely individual home.

Key Features

- Individual semi-rural building plot
- Attractive hamlet setting
- Permission in Principle granted 26th July 2022
- Technical Details Consent granted 3rd April 2024
- Providing 3 bedroom, 2 bath/shower room accommodation
- Attractive stone and slate elevations
- Services readily available
- Early viewing unhesitatingly recommended



THE LOCATION

The plot is situated to the eastern side of Pembroath Farmhouse, an attractive, detached, well maintained Victorian farmhouse. The proposed dwelling will stand in the former side garden area with, between, a double garage which provides a natural buffer, supplementing the established hedge, shrub and timber boundaries which combine to provide a good degree of privacy and shelter.

The hamlet of Trembroath comprises just a handful of other homes - a true, small, semi-rural community - accessed along a picturesque stream-lined lane which leads to the village and Truro in one direction, and the northern edge of Stithians Lake, Helston and Redruth, in the other.

The village, less than one mile distant, provides excellent day-to-day amenities including a parish church, junior school, public house, cricket club, general stores and regular bus service. The main mid and west Cornwall towns of Truro, Falmouth, Redruth and Helston are all within an approximate twenty minute drive, beyond which the county's beautiful coastline, sailing waters and excellent leisure amenities are all within easy reach.

THE PLANNING PERMISSION

Permission in Principle was granted on 26th July 2022 for "... a single residential dwelling on a parcel of amenity land within the small settlement of Trembroath" - Cornwall Council Application number: PA22/03505.

Subsequently, Technical Details Consent was granted on 3rd April 2024. Copies of both Decision Notices are attached, full details of which are available in the normal manner on Cornwall Council's Online Planning Register.

The consent provided allows for a detached two-storey dwelling with a sunny south easterly aspect, an attractive stone-clad front elevation, matching quoins and lintels, and a pitched roof of natural slate.

The proposed dwelling has an internal floor area of approximately 121 sq m or thereabouts.

On the front boundary, a new gateway will open onto a broad forecourt which will provide ample off-road parking in addition to an attached car port, again with natural slate roof. Walling and a 1.8m high fence is to be erected along the shared boundary with Pembroath Farm.

The design has been 'led by the ambition' to provide a zero-carbon house including a high standard of glazing and solar panelling for energy generation. Furthermore, high levels of water efficiency are prescribed and the property will benefit from its own sewerage treatment plant.

Copies of the proposed elevations, floor plans and site plans are also attached, all of which have been obtained from Cornwall Council's web site.

GENERAL INFORMATION

SERVICES

We understand mains water and electricity are immediately available adjacent to the front boundary of the plot. A private water treatment plant is to be installed, full details of which are available upon request from the agent.

TENURE

Freehold.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

A figure of £12,319.50 is payable to Cornwall Council on commencement of development of Planning Permission PA23/09176. Copy attached.

VIEWING

Strictly by prior appointment with the vendor's Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813. Prospective purchasers are asked not to enter the site without the owner or agent present.

DIRECTIONAL NOTE

From the A39, Truro to Falmouth road, take the turning signposted to Ponsanooth and Redruth, A393. Proceed through the village of Ponsanooth in the direction of Redruth and at Pelean Cross turn left signposted to Stithians and Higher Trewithen. Continue along this road passing the Stithians Show Ground on the left-hand side. Take the next turning right signposted to Trewithen Moor and Burley's Aquatics. Proceed passed the right-hand turning to Gwennap and Lanner, over the bridge and then immediately right signposted to Tremboath. Proceed along this pretty stream-lined lane for approximately half a mile and turn left to Tremboath immediately in front of Kiddlywink, Tremboath and Kettle Cottages. Proceed into the hamlet and the plot will be found on the right-hand side, opposite Buttercup Farm.

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: PA22/03505

Town And Country Planning Act 1990 (As Amended)

Town And Country Planning (Permission in Principle) Order 2017

Permission in Principle

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS Permission in Principle** for Application for Permission in Principle for construction of a single dwelling. at Land East Of Pembroath Farm Trembroath Stithians Cornwall TR3 7DT received as a valid application on 13 April 2022 for the following reason:

The application proposes a single residential dwelling on a parcel of amenity land within the small settlement of Trembroath, which is considered to constitute rounding-off of the settlement and to not give rise to overriding harm in any respect. As such, it is considered to comply with Policy 3(3) of the Cornwall Local Plan Strategic Policies 2010 - 2030.

ANY ADDITIONAL INFORMATION:

- This permission is granted following the Undertaking under Section 111 of the Local Government Act 1972 (as amended), entered into by Robert Mark Pickersgill to Cornwall Council, and dated the 8th of November 2021.

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 26 July 2022

PLANS REFERRED TO IN CONSIDERATION OF THIS CERTIFICATE:

Site/location Plan 40 PB.000 received 08/04/22

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 26 July 2022

Cornwall Council

**Correspondence Address: Cornwall Council Planning
Dept, New County Hall, Treyew Rd, Truro, TR1 3AY**
Email: planning@cornwall.gov.uk
Tel: 0300 1234151
Web: www.cornwall.gov.uk



Application number: PA23/09176

Town And Country Planning (Permission in Principle) Order 2017 (as amended)

Town and Country Planning (Brownfield Land Register) Regulations 2017

Technical Details Consent

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS** Application for Technical Details Consent (TDC) following Permission in Principle approval PA22/03505 dated 26/07/2022.

at Land East Of Pembroath Farm Trembroath Stithians Cornwall TR3 7DT, received as a valid application on 18 December 2023, subject to the following 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. Prior to the construction of the dwelling hereby permitted above damp proof course level, a scheme for the incorporation of at least one bat/bird box or bee brick shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the location and specific details of each feature. The approved feature(s) shall be installed prior to the first occupation of

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 3 April 2024

the dwelling hereby permitted and shall thereafter be retained and maintained as such.

Reason: In the interest of making provision for nature within the development, and in accordance with the aims and intentions of Policy G1(10) of the Climate Emergency Development Plan Document; Policy 23 of the Cornwall Local Plan Strategic Policies 2020 - 2030; and paragraph 180 of the National Planning Policy Framework 2023.

4. The dwelling hereby permitted shall be constructed so as to achieve the standard of 110 litres/person/day water efficiency, and such measures shall be in place prior to the first occupation of the dwelling.

Reason: In the interests of improving water usage efficiency, and in accordance with the aims and intentions of Policy SEC1 of the Climate Emergency Development Plan Document February 2023.

5. The development hereby permitted shall not be occupied until the system for the disposal of surface water has been completed in accordance with the details shown on approved drawing no 3001 Rev D. The system shall be retained and maintained thereafter in accordance with the approved plan.

Reason: To avoid flooding and in the interests of water quality and the residential amenities of future occupiers, and in accordance with the aims and intentions of Policy 26 of the Cornwall Local Plan Strategic Policies 2010 - 2030, Policy CC4 of the Climate Emergency Development Plan Document February 2023 and paragraph 173 of the National Planning Policy Framework 2023.

6. No development shall commence until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall provide planting plans with written specifications, including:

- o Details of all existing trees and hedgerows on the land, which shall include the retention of existing Cornish hedges excluding the vehicular access and the construction of a Cornish hedge on the western boundary, and showing any others (including trees) to be retained and measures for their protection to be used in the course of development;
- o Full schedule of plants;
- o Details of the mix, size, distribution and density of all trees/shrubs/hedges; and
- o Cultivation proposals for the maintenance and management of the soft landscaping.

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the dwelling or the completion of the development, whichever is the sooner. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of a similar size and species as those originally planted.

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 3 April 2024

Reason: In the interests of visual and residential amenity, and in accordance with the aims and intentions of policies 12 and 25 of the Cornwall Local Plan Strategic Policies 2010 - 2030, Policy G1 of the Climate Emergency Development Plan Document February 2023; and paragraph 135 of the National Planning Policy Framework 2023.

7. Prior to their use in the development hereby permitted, details of the materials to be used in the construction of the external surfaces of the dwelling (doors/windows/lintels/sills/stonework/roof slates) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In the interest of visual amenity, and in accordance with the aims and intentions of Policy 12 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraph 135 of the National Planning Policy Framework 2023.

8. Prior to the first occupation of the dwelling hereby permitted, the energy and water efficiency measures and renewable energy provision, detailed in the approved Energy Statement produced by Energy Access (dated 1 November 2023) and on approved drawing no 2347-PL-01-01 Rev A, shall be fully implemented and shall thereafter be retained and maintained as such.

Reason: In the interest of supporting the transition to a low carbon future and supporting the sustainable use of resources, and in accordance with the aims and intentions of Policy SEC1 of the Climate Emergency Development Plan Document 2023 and paragraph 157 of the National Planning Policy Framework 2023.

9. Notwithstanding the approved plans, all parking and turning areas shall be constructed with a permeable surface prior to the first occupation of the dwelling hereby permitted, details of which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained in perpetuity.

Reason: To ensure that surface water is disposed of within the site and to prevent run off on the adjoining highway, and in accordance with the aims and intentions of Policy 26 of the Cornwall Local Plan Strategic Policies 2010 - 2030, Policy CC4 of the Climate Emergency Development Plan Document February 2023 and paragraph 173 of the National Planning Policy Framework 2023.

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 3 April 2024

ANY ADDITIONAL INFORMATION:

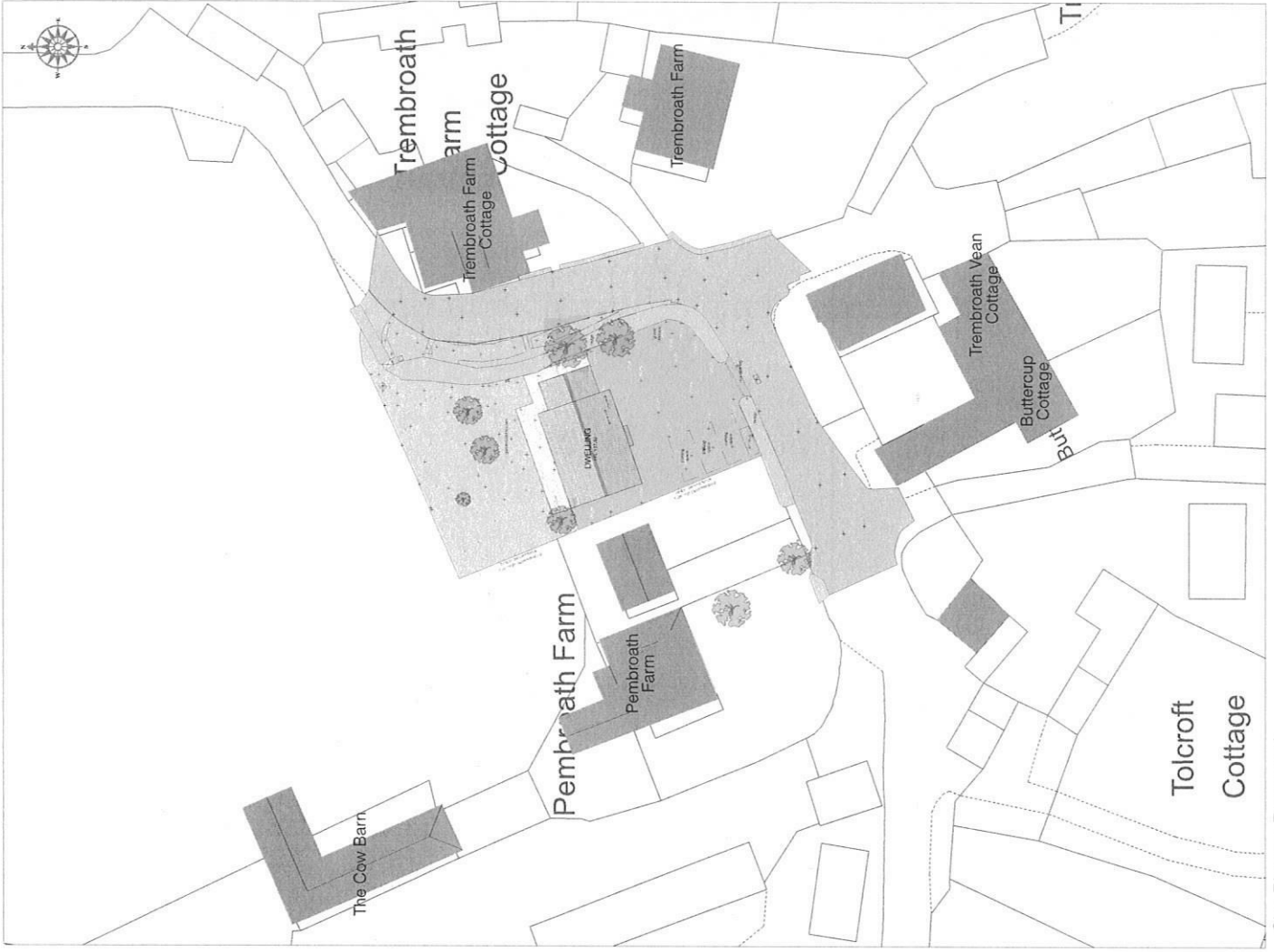
- Please note that the proposed development set out in this application is liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). A CIL Liability Notice will be sent to the applicant, and any other person who has an interest in the land, under separate cover. 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.

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Mixed - Existing and Proposed 2347-PL-00-02 A received 27/02/24
Proposed 3001 D received 18/12/23
Proposed 2347-PL-01-01 A received 27/02/24
Site/location Plan 2347-PL-00-01 A received 27/02/24

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 3 April 2024



Site Plan as Proposed
SCALE 1:500



Site Plan as Existing
SCALE 1:500



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

**My Ref: PA23/09176
Date: 04 April 2024**

Dear Sir/Madam

PLANNING APPLICATION: PA23/09176
SITE ADDRESS: Land East Of Pembroath Farm, Trembroath, Stithians, Cornwall, TR3 7DT
DEVELOPMENT DESCRIPTION: Application for Technical Details Consent (TDC) following Permission in Principle approval PA22/03505 dated 26/07/2022.
LIABILITY REF: LN00007897

CIL Liability

This notifies you that you will be liable to pay **£12,319.50** of Community Infrastructure Levy to Cornwall Council as CIL collecting authority on commencement of development of planning permission PA23/09176. 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 (sqm)	Rate	Index	Area Charge	Relief	Total
Zone 4: 1-5 dwlgs ALL	118.00	£100.00	1.044	£12,319.50	£0.00	£12,319.50

CIL Total for this charging authority

Total Liability for Cornwall Council	£12,319.50
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Total CIL Liability

£12,319.50



INVESTOR IN PEOPLE

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

Area Totals (sqm)

Total Development	118.00
Demolitions*	0.00
Existing Use*	0.00
Chargeable Area (Cornwall Council)	118.00

* 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:

I_p/I_c where I_p is the index figure for the year in which planning permission was granted and I_c 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.

Recipients of this notice who are liable to pay CIL:	
Name and address of recipient	Category of recipient
	Liabe Party

This notice has also be copied to the following recipients:	
Name and address of all recipient(s) of this notice	Category of recipient
None	

Please note, the agent acting on behalf of the applicant may also receive a copy of the Liability Notice.

New liability notices may be issued

Any change in the details contained in this notice which affect the calculation of the chargeable amount will lead to the Council issuing a new liability notice. Changes requiring a new calculation of the chargeable amount may arise from:

- A change to the liable party.
- Granting of a Community Infrastructure Levy relief.
- Any existing buildings deducted from the CIL-liable floorspace are subsequently found not to have qualified as being 'In Use' (defined above)

Please note it is your responsibility to notify us if:

- There is a change in the liable party. In this case, please complete a [Withdrawal of Assumption of Liability form](#) and or a [Transfer of Assumed Liability form](#).
- The liable party's contact details change.
- There are any changes in the floorspace details involved in the chargeable development. In this case, please submit a new [Planning Application Additional Information Requirement Form](#).

The amount of CIL liability in this notice is a local land charge

This CIL liability has been registered as a local land charge against the land affected by the planning permission in this notice. This charge will be cancelled on full payment of this liability or, where a relief has been granted, when the clawback period ends without a disqualifying event occurring.

Are you eligible for relief from CIL?

There are a number of exemptions available which can be applied for if your development involves: self-build housing, residential annex or extension, social housing or charitable development. Additionally, if you feel there are exceptional circumstances affecting your development, you may be eligible for a reduction in this CIL liability. Relief must be claimed and granted before commencement of the development. Please visit www.cornwall.gov.uk/cil more information.

Relief has not been claimed or granted.

When will this CIL amount be due for payment?

If the notification and payment procedures are followed correctly, this CIL amount will be payable in

the following manner: in the following manner:

2 instalments: 50% of the levy 60 days from commencement; 50% of the levy 150 days from commencement.

Payment must be made in line with the Instalment Policy at the time that development commences. Therefore, please check for any changes to the Instalment Policy at www.cornwall.gov.uk/cil. The actual instalments will be confirmed in a Demand Notice issued when we receive the CIL Commencement Notice.

Next Steps

You must notify Cornwall Council of the date on which you intend to commence development by submitting a valid CIL Commencement Notice to the Council no later than the day before the day on which the chargeable development is to be commenced. **Please note, this is not the same as a Building Control notification.** A copy of the CIL Commencement Notice must also be served on each person known as an owner of the relevant land. If the 'Total CIL Liability' for this development is £0, or the development has been granted Residential Extension Exemption, then no further action is required.

Please email the completed CIL Commencement Notice to: cil@cornwall.gov.uk. Alternatively, if you are not able to email the form please ring 0300 1234 151 and ask to speak to [REDACTED] who will be able to assist you.

If a valid CIL Commencement Notice is not submitted before development commences, payment of the CIL amount will be due in full on the day that the collecting authority believes the development to have commenced. Interest and surcharges will also be applied.

On receipt of the CIL Commencement Notice the Council will issue a Demand Notice to the liable person(s) setting out the total CIL chargeable amount payable on commencement of the development and precise details of payment arrangements.

Consequences of non payment

If you fail to follow the procedure described above, the collecting authority may impose surcharges on this liability. Persistent failure to pay CIL liabilities due may result in the collecting authority imposing surcharges, serving a CIL stop notice prohibiting further development on the site and/or taking action to recover the debt due.

Further Information

Further information and all CIL forms are available on the Planning Portal website at www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil and the Cornwall Council website at www.cornwall.gov.uk/cil

If you have any questions regarding CIL please contact us at cil@cornwall.gov.uk or [REDACTED] on 0300 1234 151.

Yours faithfully