



Tippetts Farm,
Tregony, Truro

LODGE & THOMAS

ESTABLISHED 1892

Tippetts Farm,

Tregony, Truro TR2 5SX

Guide Price £1,500,000

- Approaching 100 Acres
- Heart of the Roseland Peninsula
- Barn with Class Q Permission
- Proposed Dwelling Over 4,000 sq ft
- Proposed Five Bedroom Accommodation
- Productive Arable Land
- Further Barn with Potential (subject to planning)
- Available as a whole or in lots

A very rare opportunity to purchase a barn with Class Q permission for conversion into a vast, five bedroom dwelling together with almost 100 acres of land and a further barn with potential (subject to consent) set in the heart of the Roseland Peninsula. Available for sale as a whole or in lots.



THE PROPERTY

Tippetts Farm has been in the same family ownership for generations and is now offered for sale as a whole - indeed it is a rarity in today's market to have the opportunity to purchase a farm of this size on the Roseland Peninsula – or consideration may be given to the sale of smaller lots.

The land has been used for cattle grazing and for the production of arable crops. Crops are currently being grown under a tenancy and vacant possession can therefore not be offered until end September 2024, or until the crops have been harvested, whichever is sooner, unless the purchaser is willing to take on the existing tenancy. The land is largely level with the exception of a few fields which slope to the stream where a bank of woodland forms the boundary. The whole site extends to 99.66 acres (40.3ha) or thereabouts.

The Barns

The larger of the two barns on the site has Class Q permission for its conversion into a large, five bedroom family home with accommodation exceeding 4,000 sq ft set over two storeys. Permission was granted on 20th December 2023 (PA23/07284) – further details are available on the Planning Portal or from the agents on request.

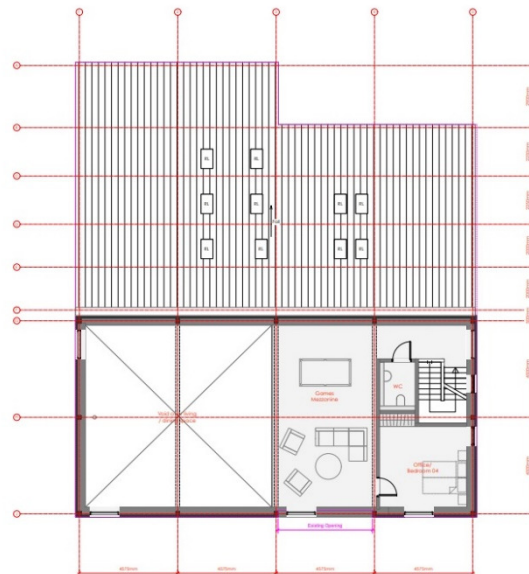
A further barn (approx. 16.5m x 4.5m) situated slightly to the north is thought to have potential for conversion (subject to planning) but equally offers invaluable storage/workshop space in its current form.

CIL

The conversion of the barn as per the current permission will incur a CIL charge of £34,383.65.



Ground Floor



First Floor



SERVICES

Mains water and electricity to the barns. Mains water to the fields, though any such land sold separately from the barns will have their mains water connection severed. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. Please note that a public footpath crosses the most northerly field.

PARTICULARS & PLAN

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



AGENTS NOTE

The land for sale surrounds properties in other ownerships.
Please refer to the indicative map attached for boundary guidance.
Some photos were taken in June 2023.

SITUATION

Tippetts Farm is located part way between Tregony and Veryan on the Roseland Peninsula. The whole Peninsula is designated an Area of Outstanding Natural Beauty and the views from the land are quite exceptional – far reaching over unspoilt, rolling countryside. The Roseland is scattered with small villages offering every day amenities and a convenience store and petrol station are located at Bessey Beneath, less than a mile from the property, whilst further facilities are available at Tregony and Veryan including primary schools and The Roseland Academy secondary school at Tregony. Truro is approximately 10 miles distant and is the commercial capital of Cornwall, boasting a selection of national multiples and independent shops, the historic Cathedral and a main line train station to London (Paddington).

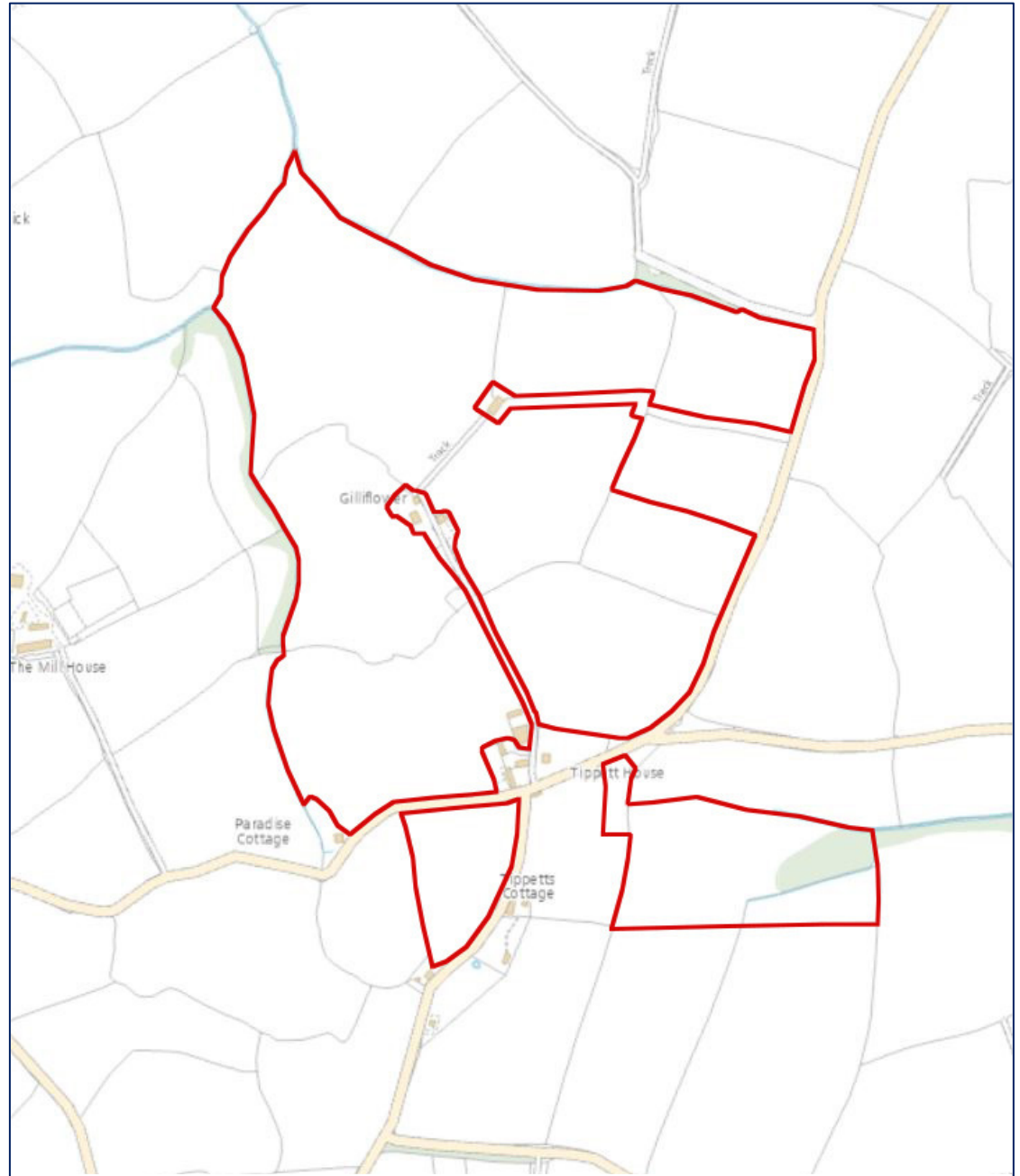
VIEWING

Strictly by appointment with the sole selling agent Lodge & Thomas.
Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

DIRECTIONS

From Bessey Beneath turn left as if heading towards Veryan and then take the first left signposted Mevagissey and Caerhays. Continue along this road for approximately half a mile and on approaching a cluster of dwellings – namely a stone barn to the right and a modern barn conversion on the left - turn left into an unregistered concreted lane and the barns will be found after a short distance on the left hand side.

[what3words///supreme.slept.gravitate](https://www.what3words.com/supreme.slept.gravitate)



Not to scale. For indicative purposes only.

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