



KASTLAH DEER FARM

POLMASSICK, ST. AUSTELL,
PL26 6HA

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



KASTLAH DEER FARM

POLMASSICK ST. AUSTELL
PL26 6HA

MOBILE HOME WITH OUTBUILDINGS AND 17.7
ACRES OF LAND

Situated in a stunning location close to the south Cornish coast with splendid views over the surrounding countryside.



GUIDE PRICE £289,950

Philip Martin

PHILIP MARTIN

9 Cathedral Lane, Truro, Cornwall, TR1 2QS

Truro: 01872 242244 **St Mawes:** 01326 270008

E: sales@philip-martin.co.uk

www.philip-martin.co.uk

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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GENERAL COMMENTS & REMARKS

Kastlah Deer Farm is reluctantly offered for sale for the first time in almost 45 years due to ill health having been lovingly created by the current owner into what has been a successful farm for Deer and other livestock including poultry. The land measures approximately 17.74 acres of sloping land with a mixture of hedged and fenced boundaries and some mature woodland.

The views from the land are absolutely mesmerising and the position of the property offers seclusion and privacy yet within just a few metres of the centre of the hamlet.

There is an entrance driveway with parking for several cars as well as the mobile home and the range of outbuildings. There is huge potential and the possibility to build a new dwelling within subject to planning consents. Any buyer would need to make their own judgement as to the likely hood of future planning.

OCCUPANCY RESTRICTION

Any potential party will be required to speak to the agent Sean Johnston to discuss the below before viewing the property.

The property was built subject to an agricultural planning restriction which limited the occupation. The council have confirmed that the mobile home shall not be occupied by any persons other than the current owner and in connection with the running of the existing Deer Farm.

Reason: The development is approved solely on the grounds of the applicant's specialist knowledge in relation to the working of a deer farm and to ensure that once the applicants are no longer resident on the site, we reassess the need for an agricultural dwelling on the site."

Should another person wish to occupy the site, planning permission should be applied for via a planning application to Cornwall Council. Our client has been advised that any prospective purchaser could submit a pre-application for further advice or could submit a full application for specific advice. An application could either vary the condition (to put in a standard agricultural tie), or could make a new planning application for a replacement mobile home or dwelling.

Therefore, any new buyer will need to make their own judgment as to the future likelihood of planning permission for any business or dwelling.

POLICY AL1 – REGENERATIVE, LOW IMPACT DEVELOPMENT

A new policy AL1 has recently been introduced by Cornwall Council. Policy AL1 is a policy creating space for unusually sustainable and regenerative developments with multiple environmental benefits in (mostly rural) locations where most development would otherwise not be allowed. There is considerable pressure for development across Cornwall, including its rural areas, and so such development therefore needs to be carefully differentiated from other sorts of development without such benefits. Although Cornwall Council have not provided any information specifically to this property, this new policy may be useful for a potential buyer.



LOCATION

The hamlet of Polmassick lies in an unspoilt and tranquil valley about half a mile from the village of St. Ewe where there is a Church and popular pub. It is also within two miles of the Lost Gardens of Heligan and just a few miles from the famous Eden project and the picturesque fishing village of Mevagissey. It lies on the edge of the scenic Roseland Peninsula and hence many south Cornish beaches and harbourside villages are all within a few minutes driving distance. The City of Truro with its Cathedral and fine shopping centre is about 12 miles away.

In greater detail the accommodation comprises (all measurements are approximate):

MOBILE HOME

KITCHEN

5.48 x 2.96 (17'11" x 9'8")

HALL

LOUNGE/DINING ROOM

6.06 x 3.85 (19'10" x 12'7")

BEDROOM

3.88 x 2.98 (12'8" x 9'9")

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BEDROOM

3.82 x 2.96 (12'6" x 9'8")

BEDROOM/STUDY

2.43 x 1.96 (7'11" x 6'5")

BATHROOM

2.38 x 1.92 (7'9" x 6'3")

OUTSIDE

There is a gravelled entrance driveway which provides parking for several cars as well as access to the mobile home. A pond flanks one side whilst an area of lawn lies to the lower side and leads to the range of outbuildings. There is a covered BBQ area and shed. From the outbuildings a path leads along the eastern boundary, this is a beautifully pretty walk, through mature woodland with the land sloping upwards to the west.

LAND

Measuring approx 17.74 acres in total.

SERVICES

Septic tank for drainage. Mains water and electricity. Air source heating.

N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

COUNCIL TAX

Band A.

DIRECTIONS

From Truro take the A390 to St. Austell. After passing through Grampound turn right at the top of the hill signposted to Tregony. Continue on this road for nearly 2 miles and take the left hand turning signposted Polmassick and Polmassick Vineyard. After about 1/2 a mile turn left again where signposted to Polmassick and St. Ewe and continue down into the valley. Kastlah Deer Farm can be

found just before the hamlet of Polmassick on the left hand side of the road.

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Approx Gross Internal Area
83 sq m / 897 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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