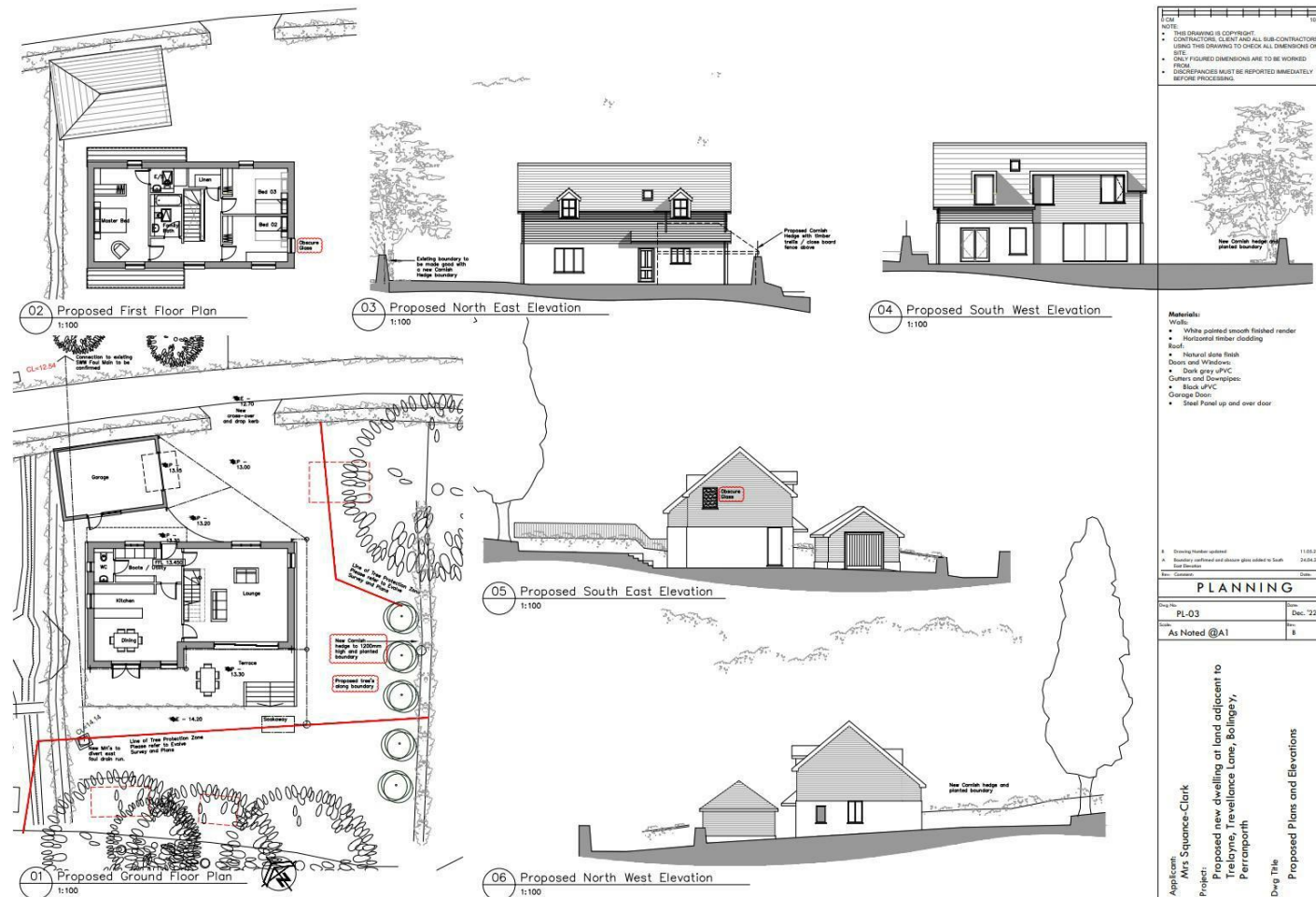


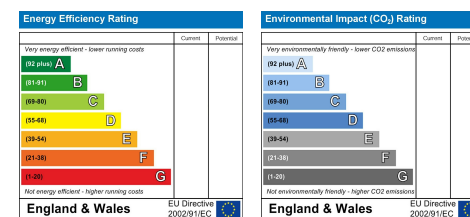
TREVELLANCE LANE, PERRANPORTH



KEY FEATURES

- RARE OPPORTUNITY
- NORTH COAST LOCATION
- GARAGE & GARDENS
- INDIVIDUAL BUILDING PLOT
- THREE BEDROOM DETACHED DWELLING
- NO CHAIN

ENERGY PERFORMANCE RATING



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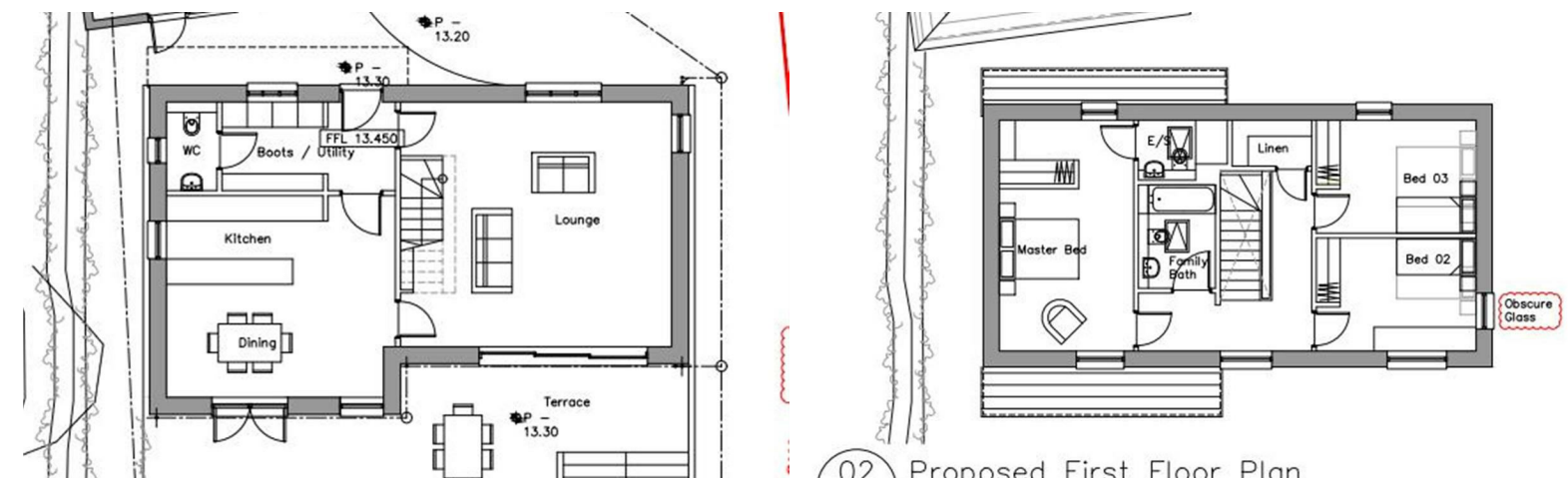
stmawes@philip-martin.co.uk

The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) 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 intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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.



BUILDING PLOT, TREVELLANCE LANE, PERRANPORTH, TR6 0AX

INDIVIDUAL BUILDING PLOT IN POPULAR COASTAL LOCATION

An opportunity to purchase a building plot located in a sought after and tucked away location on the outskirts of Bolingey, within walking distance of the North Coast.

Planning permission granted for a three bedroom detached house with garage.

OFFERS IN EXCESS OF £200,000

THE PLOT

A rare opportunity to purchase an individual building plot situated in a quiet location on the outskirts of Perranporth, and within walking distance of the beautiful North Coast beaches. Planning permission has been granted for a three bedroom detached dwelling to be constructed, as well as a detached garage. Further details can be found on the Cornwall Council Planning Website using planning application number - PA23/00407.

PLANNING PERMISSION

CORNWALL COUNCIL, being the Local Planning Authority, HEREBY GRANTS CONDITIONAL PERMISSION, subject to the conditions set out on the attached schedule, for the development proposed in the following application received on 17 January 2023 and accompanying plan(s): Description of Development: Proposed new dwelling and detached garage Location of Development: Land South East Of Trelayne Trevellance Lane Bolingey, Cornwall.

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.

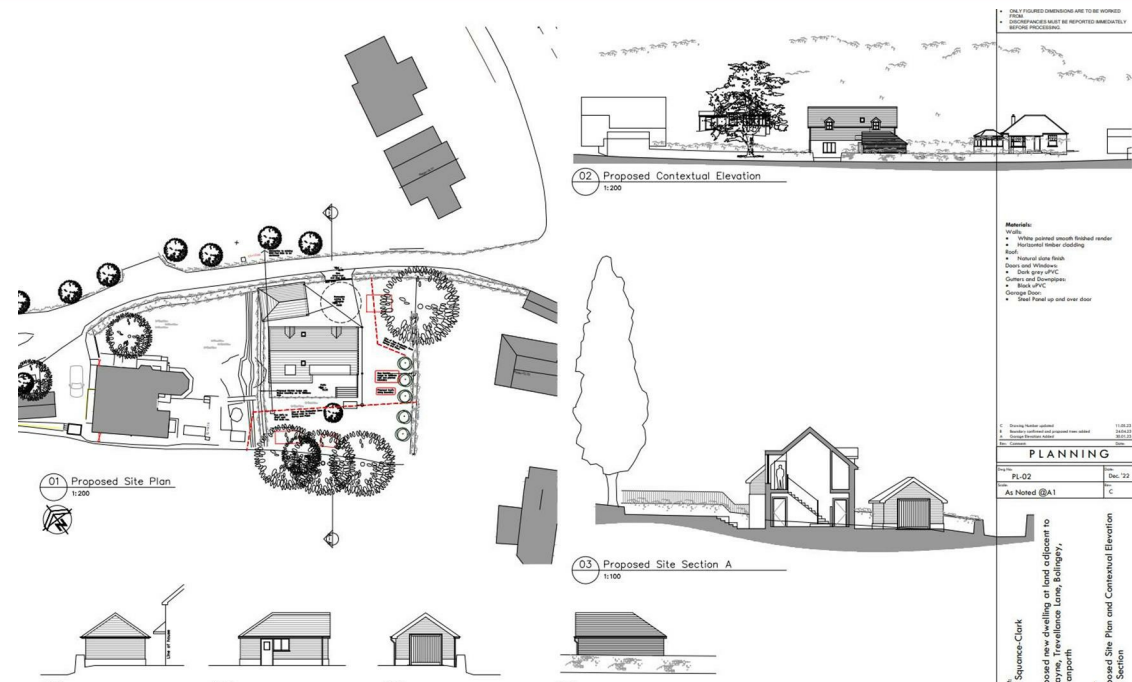
3 There shall be no installation of utilities within the Root Protection Area of retained trees. Reason: To ensure that the development does not have a detrimental impact upon the natural environment in accordance with the aims and intentions of Policies 2 and 23 of the Cornwall Local Plan Strategic Policies: 2010 - 2030 and paragraph 174 of the National Planning Policy Framework 2021.

4 Before first occupation of the dwelling hereby permitted, a soft landscaping plan shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in the first available planting season and shall be in accordance with the approved plan. Reason: To ensure that the development does not have a detrimental impact upon the natural environment in accordance with the aims and intentions of Policies 2 and 23 of the Cornwall Local Plan Strategic Policies: 2010 - 2030 and paragraph 174 of the National Planning Policy Framework 2021.

5 Before any of the development hereby permitted is brought into use, parking and turning areas shall be laid out and constructed in accordance with approved drawing no. PL-01 Rev A and the said areas shall not thereafter be obstructed or used for any other purpose. Reason: To ensure adequate parking and turning facilities off the adjoining highway and in accordance with the aims and intentions of paragraph 110 of the National Planning Policy Framework 2021 and Policy 27 of the Cornwall Local Plan.

6 Before the first occupation of the dwelling hereby permitted the first floor window on the south east elevation as shown on drawing PL-01 Rev A, shall be fitted with obscure glazing and fixed closed and the windows shall be permanently retained in that condition thereafter. Reason: To protect the privacy of the occupants of the dwelling known as Myrtle Cottage in accordance with Policy 12 of the Cornwall Local Plan and paragraph 130 of the National Planning Policy Framework 2021.

7 Tree protection, including ground protection, shall be enacted in strict accordance with the Arboricultural Method Statement recommendations and British Standards 5837:2012. The tree protection measures to be implemented shall be in accordance with Evolve Report '2498-1-TSE' dated 25th November 2022. The tree protection fencing shall be erected prior to commencement of any works associated with the development and be retained and maintained until the completion of the development. At no time shall any works in connection with the development, including but



not exclusively storage, access, cement mixing, bonfires, excavations or other level changes occur within the protected area and at no time shall the protected trees be damaged in any way. The development shall be implemented in strict accordance with the agreed tree protection methods. The general construction should be carried out in a highly sensitive manner in consideration of the fact that any root damage could result in structural or physiological deterioration of the trees. Within three months of the completion of the development, evidence of arboricultural monitoring shall be submitted to the Local Planning Authority To demonstrate compliance with the conditioned tree protection plan. Reason: To ensure that the development does not have a detrimental impact upon the natural environment in accordance with the aims and intentions of Policies 2 and 23 of the Cornwall Local Plan Strategic Policies: 2010 - 2030 and paragraph 174 of the National Planning Policy Framework 2021.

LOCATION

The location is very convenient indeed, just 1.5 miles from the popular village of Perranporth, with easy access to the A30, giving access to wider Cornwall. Newquay airport is also only 13 miles away. The location is superb for families, with Perranporth beach on the door step and falling within the catchment for Richard Lander Secondary School. There is also planning permission for a brand new secondary school to be constructed in nearby Perranporth, which would then be within walking distance of the property.

Bolingey has a popular public house and is located in a picturesque valley setting. Further down the road, Perranporth is renowned for its three mile long golden sandy beach and hosts a variety of shops for daily needs, plus cafes, restaurants and beach shops. Truro is approximately nine miles away and is the capital of the county known for its excellent shopping centre, fine selection of restaurants and bars, the Hall for Cornwall for year round entertainment and the main line railway link to London (Paddington).

SERVICES

Mains water, gas and drainage are believed to be in the road but purchasers must make their own enquiries to confirm this.

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.

