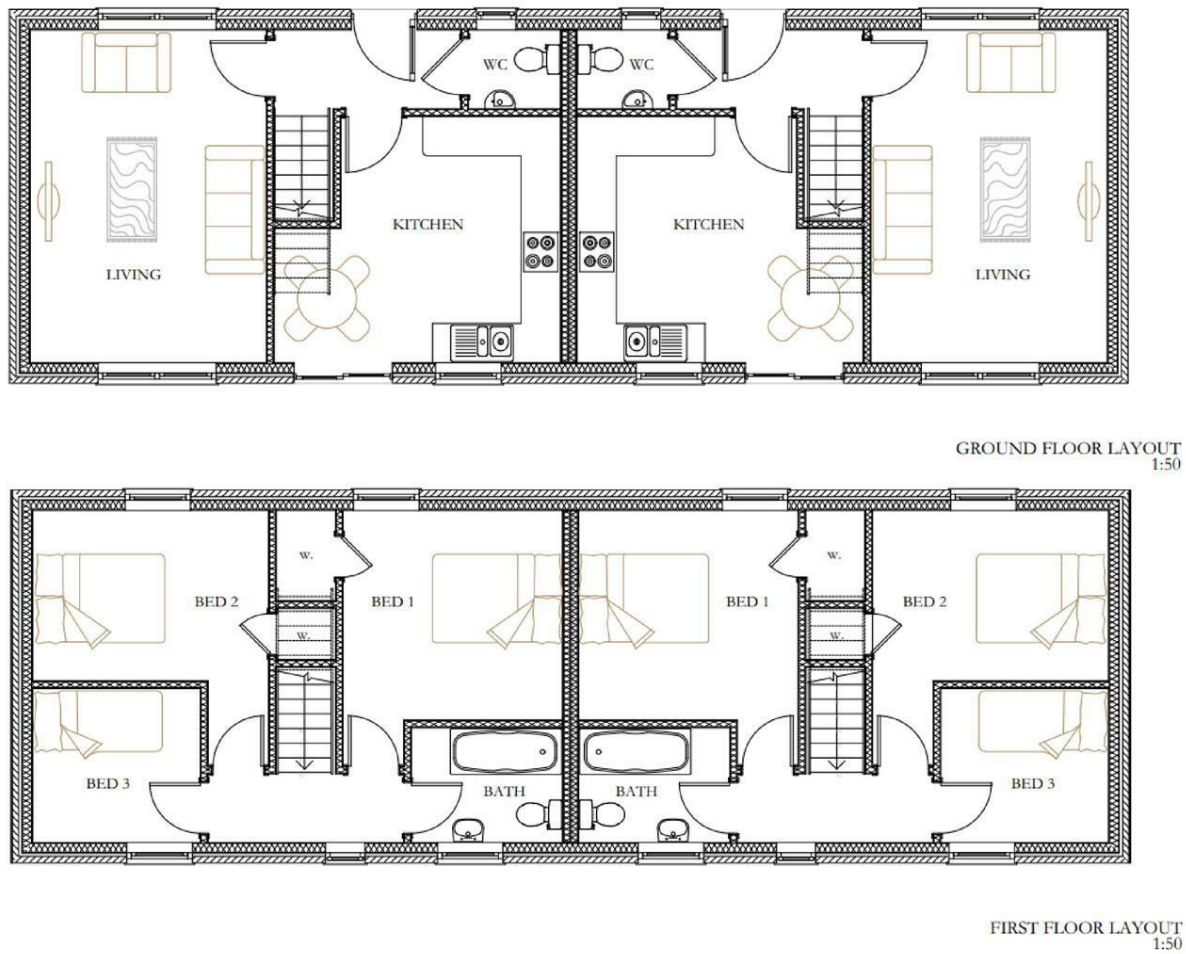


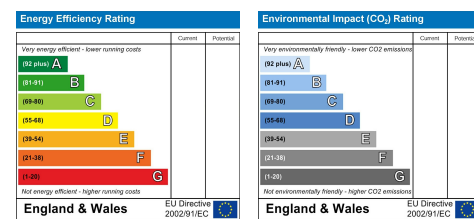
TROON



KEY FEATURES

- Building Plots
- Proposed Accommodation
- Kitchen/Dining Room
- Cloakroom And Bathroom
- Parking For Two And Three Cars
- Planning Consent For 2 Dwellings
- Three Bedrooms
- Sitting Room
- Private Rear Gardens
- Building Regulations Submitted

ENERGY PERFORMANCE RATING

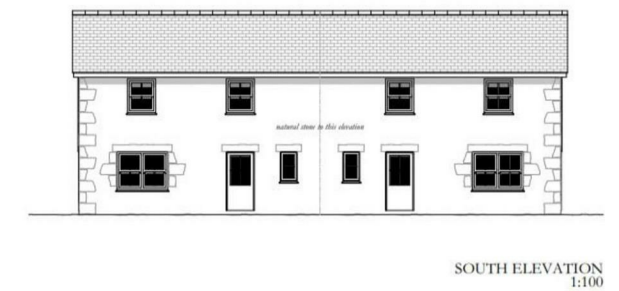
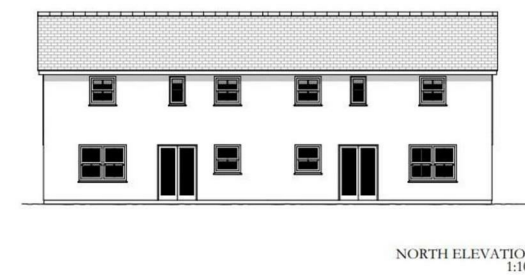


The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.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.



TWO BUILDING PLOTS, TROON FARM 12 CHAPEL SQUARE, TROON, TR14 9EA
BUILDING PLOTS FOR TWO SEMI DETACHED HOUSES IN TUCKED AWAY LOCATION

In a quiet position within this popular village and just a short walk of shops and post office. Proposed accommodation for both houses is three bedrooms, kitchen/dining room, sitting room, cloakroom and bathroom. Private rear gardens and allocated parking. Building regulations have been submitted and a technical start has taken place to keep the planning live. Also available a traditional stone barn with planning permission for conversion. Further information from the sole agents.

GUIDE PRICE £200,000

CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk



GENERAL COMMENTS

An excellent opportunity to purchase building plots located in a quiet setting within the village of Troon on the outskirts of Camborne. Planning permission was granted by Cornwall Council Reference PA20/05854 on 22 February 2021 for the "Construction of two residential dwellings".

The two houses will be semi detached and the plots are located in a quiet tucked away position. The planning is all in place, building regulations have been submitted and a technical start has been started on site to keep the planning live. The outbuildings have been demolished and the access road built. The mining remediation works have also been carried out by a mining specialist. The report can be inspected at the sole agents if required. Both houses will have private rear gardens and allocated parking. The proposed accommodation for both is three bedrooms and bathroom on the first floor with kitchen/dining room, sitting room and cloakroom downstairs.

It is believed that services are close by but purchasers will need to satisfy themselves of this. Further details are available from the sole agents.

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
- 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".

3 Contaminated Land 'Risk Assessment' No development, other than demolition of any buildings or structures, shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority.

This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include: a) a survey of the extent, scale and nature of contamination; b) the potential risks to: human health; 'property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; ' adjoining land; ' ground waters and surface waters; ' ecological systems; and ' archaeological sites and ancient monuments.

4 Contaminated Land 'Remediation Scheme' Following the risk assessment, where land is found to be affected by contamination and pose risks identified as being unacceptable, no development shall take place until a detailed remediation scheme shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be



undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.

A pre-commencement condition is required in this case because it is essential to establish before any works takes place the nature and extent of any ground contamination in order to safeguard the health of workers taking part in the development of the site and to ensure the appropriate design and subsequent safe occupation of the development.

5 Contaminated Land 'Verification Report following Remediation Scheme' The approved remediation scheme in condition (4) shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before the development is occupied.

6 Contaminated Land 'Reporting of Unexpected Contamination' Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported in writing immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.

7 Before any of the development hereby permitted is brought into use, parking areas shall be laid out and constructed in accordance with approved drawing no.1084.19B and the said areas shall not thereafter be obstructed or used for any other purpose.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no development within Classes A, C, D and E of Part 1 of Schedule 2 to the said Order shall be carried out without an express grant of planning permission, namely: o The enlargement, improvement or other alteration of the dwellinghouse; o The enlargement of the dwellinghouse consisting of an addition or

alteration to its roof; o Any other alterations to the roof of the dwellinghouse; o The erection of construction of a porch outside any external door of the dwelling The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure.

9 Before the development hereby permitted is commenced a pre-construction site investigation shall be undertaken to in order to clarify the possible presence, or otherwise, of any untoward mining excavations or other man-made or naturally occurring conditions, which may present a risk of potential surface instability. The findings of the site investigations shall be submitted to and approved in writing by the Local Planning Authority. Should any further investigations or remediation works be required this information shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the recommendations in the submitted reports.

A pre-commencement condition is necessary to ensure suitable site conditions

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.

DIRECTIONS

Proceeding through Troon village along Newton Road, turn right just as you enter Fore Street and just passed the left hand turning signed "Leading To Chapel Farm". Follow this unmade lane and the entrance to the barns is on the right hand side.

