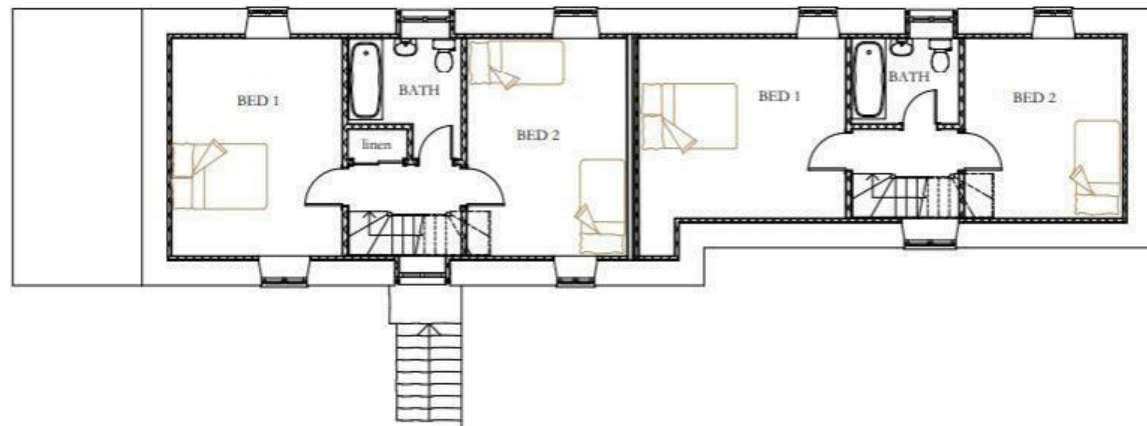


TROON, CAMBORNE



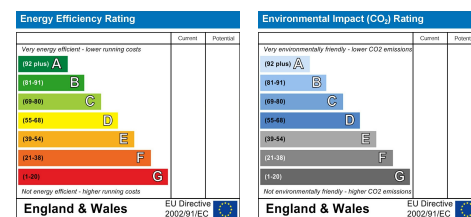
BARN F FLOOR - PROPOSED
1:100



KEY FEATURES

- Planning Permission For Conversion
- Two Dwellings
- Proposed Accommodation
- Two Bedrooms
- Sitting Room
- Kitchen
- Cloakroom
- Parking For Two Plus Cars
- Rear Garden
- Two Building Plots Also Available

ENERGY PERFORMANCE RATING



CONTACT US

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



BARN FOR CONVERSION, TROON FARM CHAPEL SQUARE, TROON, TR14 9EA DETACHED BARN WITH PLANNING CONSENT FOR CONVERSION

Tucked away in a quiet setting within the village of Troon.

Planning permission granted for conversion into two dwellings.

Barn One: 2 bedrooms, sitting room, kitchen, utility room, cloakroom and bathroom.

Barn Two: 2 bedrooms, sitting room, kitchen, cloakroom and bathroom.

Enclosed gardens. Parking.

Two Building Plots Also Available.

An extremely rare opportunity. Further details available from the sole agents.

GUIDE PRICE £200,000

GENERAL COMMENTS

An increasingly rare opportunity to purchase a detached traditional stone barn with detailed planning consent for conversion into two homes. The barn is a handsome two storey traditional stone barn in a quiet former farmyard setting in the village of Troon with pleasant views from the rear. Building regulations have been submitted for the barns and new builds and a materialistic start has been made to keep the planning live. Each barn will have two bedrooms and bathroom on the first floor with kitchen/dining room, sitting room and cloakroom downstairs. The larger barn on the eastern side will also have a utility room. Each barn will have two parking spaces at the front and the western barn has additional parking at the rear. Both barns will have small enclosed rear gardens.

Planning permission was granted by Cornwall Council on 22 February 2021 application reference number PA20/04948 for "Conversion of barn to two residential dwellings".

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
- 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.
- 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.

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. 1084.18A 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: The



enlargement, improvement or other alteration of the dwellinghouse; 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. Reason: To order to safeguard the appearance of the host building which is of traditional form and the residential amenities of the future occupiers in accordance with the aims and intentions of the Policies 2 and 12 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraph 127 of the NPPF (2019). 9 A) No development shall take place until a programme of historic building recording work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and: 1. The programme and methodology of site investigation and recording 2. The programme for post investigation assessment 3. Provision to be made for analysis of the site investigation and recording 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation 5. Provision to be made for archive deposition of the analysis and records of the site investigation 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A). C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the

programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured. D) The historic building recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed. A pre-commencement condition is necessary in this instance due to the need to ensure that a programme and methodology of site investigation and recording of historical features is undertaken before physical works commence on site. This is in accordance with the provisions of NPPF (2019) Chapter 16, paragraph 199 and Cornwall Local Plan policy 24.

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 past 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.

