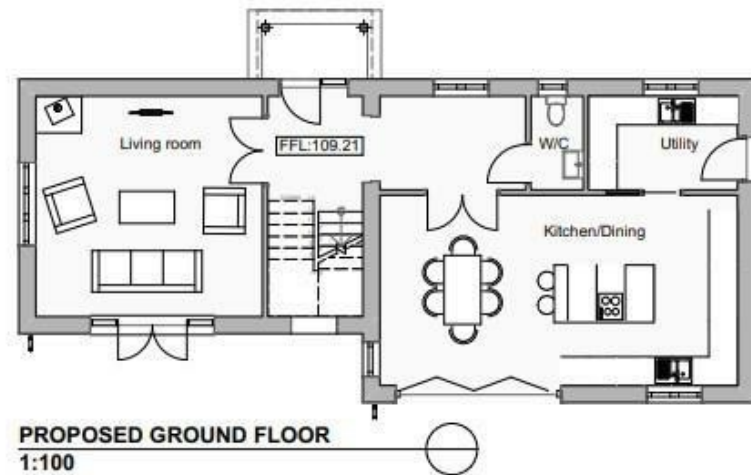


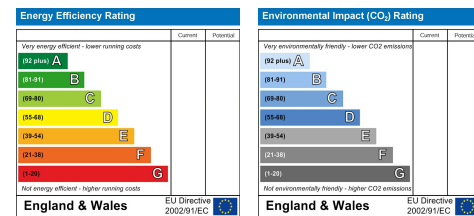
GREENBOTTOM, NR. TRURO



KEY FEATURES

- Detailed Planning Permission
- Detached House
- Master En Suite
- Utility and Bathroom
- Mains Water and Electric Connected
- Proposed Accommodation
- Five Bedrooms
- Two Receptions
- Two Acres
- Very Rare Opportunity

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk



BUILDING PLOT, GREENBOTTOM, CHACEWATER, TRURO, TR4 8QJ
BUILDING PLOT AND TWO ACRES IN A POPULAR HAMLET JUST THREE MILES FROM TRURO

In a very private setting within the hamlet of Greenbottom on the western side of Truro between Threemilestone and Chacewater. Detailed planning consent for a large five bedroom detached house with gardens and two paddocks. Proposed accommodation: Five bedrooms - master en suite, kitchen/dining room, living room, utility, cloakroom and bathroom. Mains electricity and water supplies are on site. Private drainage to be installed. A very rare opportunity to purchase a plot close to Truro with land. No CIL payment due - Further information from the sole agents.

GUIDE PRICE £350,000

GENERAL COMMENTS

This is a rare opportunity to build a new detached dwelling with the benefit of two acres in a very convenient location between Threemilestone and Chacewater. Opportunities like this just do not come up. The land has been owned by the vendor for over forty years. It was run as a successful caravan site for many years until the client retired with Caravan Club status and won several awards during this time as one of the best run sites in Cornwall. The electric hook ups can still be seen in the field and there is potential for new owners to continue with this subject to reapplying to the Caravan Club.

Outline planning permission was originally granted by Cornwall Council in 2018 and in 2021 a reserved matters application was granted for appearance, landscaping, layout and scale following this outline approval along with minor changes to the previously approved access and parking arrangements. Please note that the client constructed the entrance drive and therefore a lawful material commencement of building has commenced and this has been acknowledged by Cornwall Council. The planning permission will not now expire.

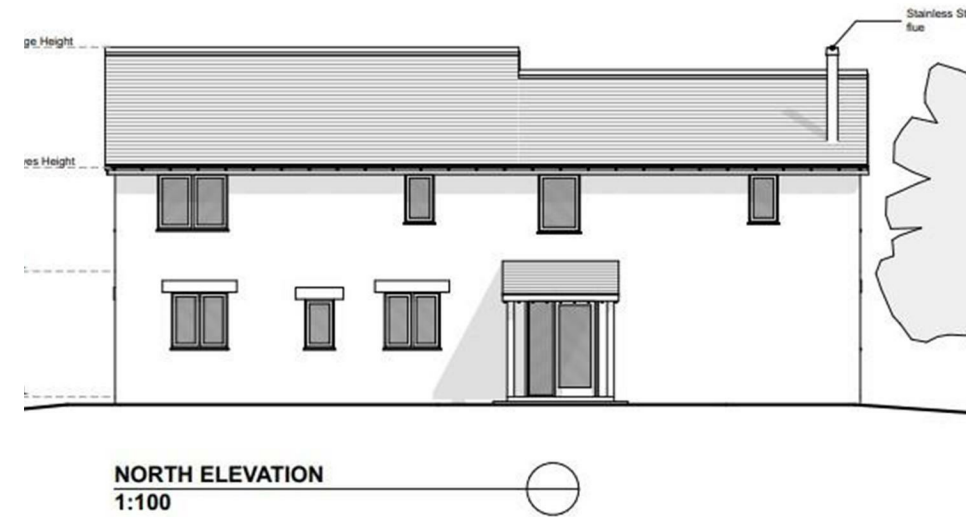
LOCATION

Greenbottom is within easy reach of the villages of

Chacewater and Threemilestone which each have a pub, post office, convenience store, and independent bakery. The villages surrounding Chacewater owe their history to Cornwall's important and prosperous mining heritage and the fine Georgian houses in the area reflect this. Truro, Falmouth and Redruth form a triangle in which Greenbottom is on the northern edge, just four miles to the west of Truro city centre, making for an easy commute to work and school. Private and public schooling along with Truro College, Treiske and The Duchy Hospital are all within an approximate two mile drive. Communications are excellent with the A30 two miles to the north and mainline railway stations at both Truro and Redruth.

THE HOUSE

The new dwelling proposed for the site is to be a large detached house with rendered elevations, granite lintels, natural slate roof and wood effect windows. The accommodation is to comprise - on the ground floor, spacious entrance hallway with stairs to first floor, cloakroom, kitchen/dining room, living room and utility. On the first floor there are to be five bedrooms with the master bedroom having an en-suite shower room in addition to the family bathroom. There is mains water and electricity already connected to the site and the new owner will need to install private drainage.



The land is enclosed within natural hedge and fenced boundaries and has been cur for hay in recent years. It is perfect for equestrian use and hobby farming. A bridle way runs along the southern boundary providing excellent riding opportunities without the need to go on any main roads.

Detailed planning consent was granted by Cornwall Council (Application Number PA20/10539) on the 29th of January 2021 for the "for the construction of dwelling including access". Further details are available

SERVICES

Mains water and electricity are connected on site.

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

Leave Truro travelling west on the A390 taking the left turning for Chacewater at the Threemilestone traffic lights (by the park and ride). Bear right at the next set of traffic lights and continue for about half a mile. Just after the converted chapel and row of cottages on the right the entrance is on the right where a Philip Martin sale board has been erected. Take the second gateway which leads to the plot and land.

