

THREEMILESTONE, TRURO



PLOTS, WILLOW GREEN COTTAGE THREEMILESTONE, TRURO, TR4 9AL

OUTLINE PLANNING PERMISSION FOR BUILDING PLOTS

Situated on the edge of Truro and in the heart of the Langarth Garden Village development. An opportunity to purchase one, two or three building plots marketed at £175,000 per plot.

- INDIVIDUAL PLOTS
- UPTO THREE PLOTS AVAILABLE
- EXCELLENT LOCATION
- WITHIN LANGARTH GARDEN VILLAGE

GUIDE PRICE £175,000

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GENERAL COMMENTS

Outline planning was passed for up to 5 dwellings and associated access road and services within the curtilage of Willow Green Cottage. The current owners of Willow Green Cottage wish to remain at the property and hence are now offering three plots to the open market. The plots are available individually or as a small development of three plots.

The proposed development layout is designed to integrate harmoniously with the existing and planned features of Langarth Garden Village. The current road access will be retained and extended to provide service to the new dwelling plots. The existing house will remain as it is, with garden boundaries adjusted to accommodate the additional plots.

The proposal aims for the new dwellings to have a comparable scale to the existing Willow Green Cottage, which is two stories high with a pitched roof on the main structure.

The development is envisioned as a collection of buildings, reminiscent of a small farmstead or hamlet. With the adjacent areas separated by landscaped strips and extensive public open spaces, this site will appear as a distinct "development area" while reflecting elements of the Langarth Garden Village Design Code. Positioned within the "Village Grain" zone, the proposed dwellings will serve as a transitional space between the rural and urban aspects of the broader Langarth development.

The design will integrate specific Village Grain features, including roof pitches of up to 40°, primarily dual-pitched and mono-pitched roofs with potential for higher mono-pitched angles based on site levels, and gables generally aligned perpendicular to the site contours. Chimneys may be included if MVHR (Mechanical Ventilation with Heat Recovery) systems are installed in the proposed dwellings.

Consideration will also be given to additional Village Grain characteristics in the house designs, such as horizontal alignment of windows with contrasting side panels, full-height windows with Juliet balconies and recessed side panels, dormer windows proportionate to those on lower floors, placement of meter boxes, vents, and extractor grilles away from main elevations, and incorporation of solar panels on south-facing roof planes.

LOCATION

The position of this site lies within the Langarth Garden Village development on the western side of Truro.

Access to the site will be provided via an unadopted private road connected to the existing public highway, serving up to six dwellings, including Willow Green Cottage. The road will be designed to accommodate emergency and refuse vehicles, with designated areas for waste bin collection. The site will connect to the broader network of vehicular, pedestrian, and cycle routes within Langarth Garden Village through the existing public highway, and public transport access will also be available via the transport network planned for the Garden Village development.

Langarth Garden Village at Threemilestone, Truro, is an ambitious new

development designed to create a sustainable, vibrant community with a focus on high-quality housing, green spaces, and modern infrastructure. Planned to deliver approximately 3,500 homes, Langarth will offer a mix of affordable and market-rate housing options to meet a range of needs. At the heart of the village will be pedestrian-friendly pathways, cycle routes, and public transport links, ensuring connectivity with nearby Truro and surrounding areas. In addition to residential areas, the village will feature local amenities including schools, healthcare facilities, shops, and community centers, providing residents with essential services within walking distance. Extensive green spaces, parks, and recreational areas will preserve the natural landscape, promoting a balanced environment that enhances residents' quality of life and supports biodiversity. Langarth Garden Village is intended to set a benchmark for sustainable, community-focused living in Cornwall.

HISTORY

Willow Green Cottage is believed to hold historical ties to Willow Green Farm, a larger complex of post-medieval buildings located to the east of the property. Some records, however, add an interesting layer of historical complexity. The Historic Environment Record (HER) mentions a post-medieval smallholding named "Venton Green," which is sometimes associated with this site and also with a site to the south that no longer has standing buildings. The name "Venton Green" appears in the 1841 census, listing the Robins family as residents, and this family is also recorded as occupying the site in the 1843 Tithe records.

PLANNING - PA23/00635

Outline Planning Application with all matters reserved for up to 5 dwellings and associated access road and services within the curtilage of Willow Green Cottage. (Resubmission of application no. PA21/12606 dated 20/12/22.)

Full details can be found on the Cornwall Council planning portal.

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.

SERVICES

Any potential purchaser will need to make their own enquiries to the relevant authorities.

DIRECTIONS

Proceeding on the A390 from Treliske to Threemilestone, continue until reaching the Park and Ride. At the roundabout turn towards the park and ride but continue along the lane and into the valley. Willow Green Cottage will be found after the cross roads on the right hand side.

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