



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR17948872, LTR82027447,
LTR12448447, LTR17349638

Plot 2 & 3 - £475,000. Plot 4 - £500,000. Plot 5 - £525,000

A choice of four **INDIVIDUAL SERVICED BUILDING PLOTS**,
currently Ferris's Garage (to be demolished), Feock, Truro, Cornwall, TR3 6RE **FREEHOLD**



A very exciting and 'once in a lifetime' opportunity: 4 individual serviced building plots – each with detailed **PLANNING PERMISSION** approved for an architect-designed detached contemporary eco-conscious 4 double bed roomed, 3 bath/shower roomed house with truly exceptional, far-reaching views from the front towards Trelissick, and from the rear towards Restrouguet and Devoran Creeks and the miles of countryside and landscape. Planning reference – PA25/09634.





SUMMARY OF PROPOSED ACCOMMODATION

Planning reference PA25/09634

Plots 2 and 3 – In all, around 2,434sq.ft. each

Ground Floor Reception hall, open-plan living room/dining room/kitchen, snug, en-suite double bedroom, plant room, wc.

First Floor Landing, 3 double bedrooms (principal bedroom with en-suite shower room), family bathroom, store, roof terrace.

Outside Detached double garage, driveway parking, level lawned gardens enclosed by hedging.

Plots 4 and 5 – In all, around 2,788sq.ft. each

Ground Floor Reception hall, large open-plan living room/dining room/kitchen, snug, wc, utility room, plant room, en-suite double bedroom.

First Floor Part-galleried landing with storage cupboards, principal bedroom with dressing room, en-suite shower and roof terrace, 2 further double bedrooms, family bathroom.

Outside Detached double garage, driveway parking, level lawned gardens (enclosed by Cornish hedging.)



DESCRIPTION

A very exciting and most unusual opportunity to acquire an individual serviced building plot with detailed planning permission approved for a four double bed roomed, three bath/shower roomed, prestigious architect-designed house. With 2,434sq.ft. (Plots 2 and 3)/2,788sq.ft. (Plots 4 and 5) of accommodation including a vast open-plan living room/dining room/kitchen, snug, ground floor en-suite bedroom and three double bedrooms at first floor (with roof terrace).

Plots 4 and 5, the larger designs have key differences including larger living accommodation, the principal bedroom having its own roof terrace and second bedroom having its own private balcony.

Each plot will have fantastic views to the front towards the National Trust Trellissick Estate and to the rear over a wild flower meadow which adjoins all four plots, and over the Devoran valley and miles of countryside and landscape.

All plots will be offered for sale serviced and the planning permission granted allows for a detached double garage, driveway parking and level, enclosed gardens with all boundaries (including Cornish hedging and planting) to be installed by the current landowner, ensuring that any incoming purchaser will have a very seamless transition from purchasing the plot to commencing with building works.

Planning permission has been approved under application number PA25/09634. Extracts of the planning permission and plans can be found later in these sales particulars. The full application can be viewed using the planning reference at www.cornwall.gov.uk/planning-and-building-control/planning-applications/online-planning-register/

LOCATION

Since 1954 Ferris's Garage has been run by three generations of the Ferris family and has served the Feock area. The time has come to move on, and the family has made the decision to close and demolish the Garage and consent has been obtained for five individual building plots – four of which are now available for sale.

The building plots are located and very well positioned in the highly regarded village of Feock, close to the sailing facilities of Loe Beach. Loe Beach faces south over the Carrick Roads (Fal Estuary) which offers some of the most idyllic and tranquil sailing waters found anywhere along the south coast of Britain. There is a well regarded café and a popular sailing school along with a watercraft hire business just behind the beach, which acts as the hub of the areas social life during the summer months. For those with their own boats there is a large dinghy park and car park on site, whilst there is a slipway and deep water moorings for larger vessels. The local gig club also rows from here and with all these activities going on it is also an interesting place to just lie on the beach and while away the hours.



Truro, the cathedral capital city of Cornwall, is around 4 miles away and offers exceptional facilities including a cinema, theatre, farmer's markets, well regarded bars, restaurants and cafés and a great selection of shops amongst the Victorian and Georgian streets. There are primary schools at Devoran and Kea whilst secondary schooling is in Truro where there are also three independent schools. Truro is the main administrative centre of the county and has the largest hospital as well as a mainline railway station on the Penzance to Paddington line.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR3 6RE.

SERVICES The following services will be connected to each building plot – mains water, mains electricity.

MOBILE PHONE COVERAGE TBC.

BROADBAND TBC. (Source: Ofcom).

COUNCIL TAX BAND TBC (see www.mycounciltax.org.uk).

DIRECTIONS From Playing Place proceed in the direction of Feock through Penelewey, proceed past the Punchbowl & Ladle pub on the lefthand side and pass the crossroads towards Trelassick Gardens. Carry on into the village of Feock and before reaching the grass triangle, Ferris Garage will be found on the right hand side where a Lillicrap Chilcott site board has been erected.

WHAT3WORDS ///foiled.waltz.subway

AGENT'S NOTE 1 The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, including the broadband speed and mobile phone coverage, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

AGENT'S NOTE 2 There will be various restrictive covenants that protect purchasers and ensure a beautiful setting in which to live for evermore.

RESTRICTIVE COVENANTS

Below is a breakdown of all restrictive covenants on the 4 building plots at Ferris Garage:-

1. No changes to the planning permission granted without the consent of Mr T A and Mrs M A L Ferris, which will not be unreasonably withheld.
2. No vans, trailers, camper vans, caravans, boats to be stored at the front of the houses.
3. Must be built to specified planning permission within a 2 year period from completion of the purchase of the plot.

4. Front and side boundaries to be created and planted by Mr T A Ferris.
5. Visible (front and side boundaries) maintained neatly and the type of hedging not changed.
6. Once all of the building plots have been sold and the houses constructed, a Management Company will be formed which takes care of all communal areas including the main access way, planting, lighting and upkeep of the communal areas, verges and roads.

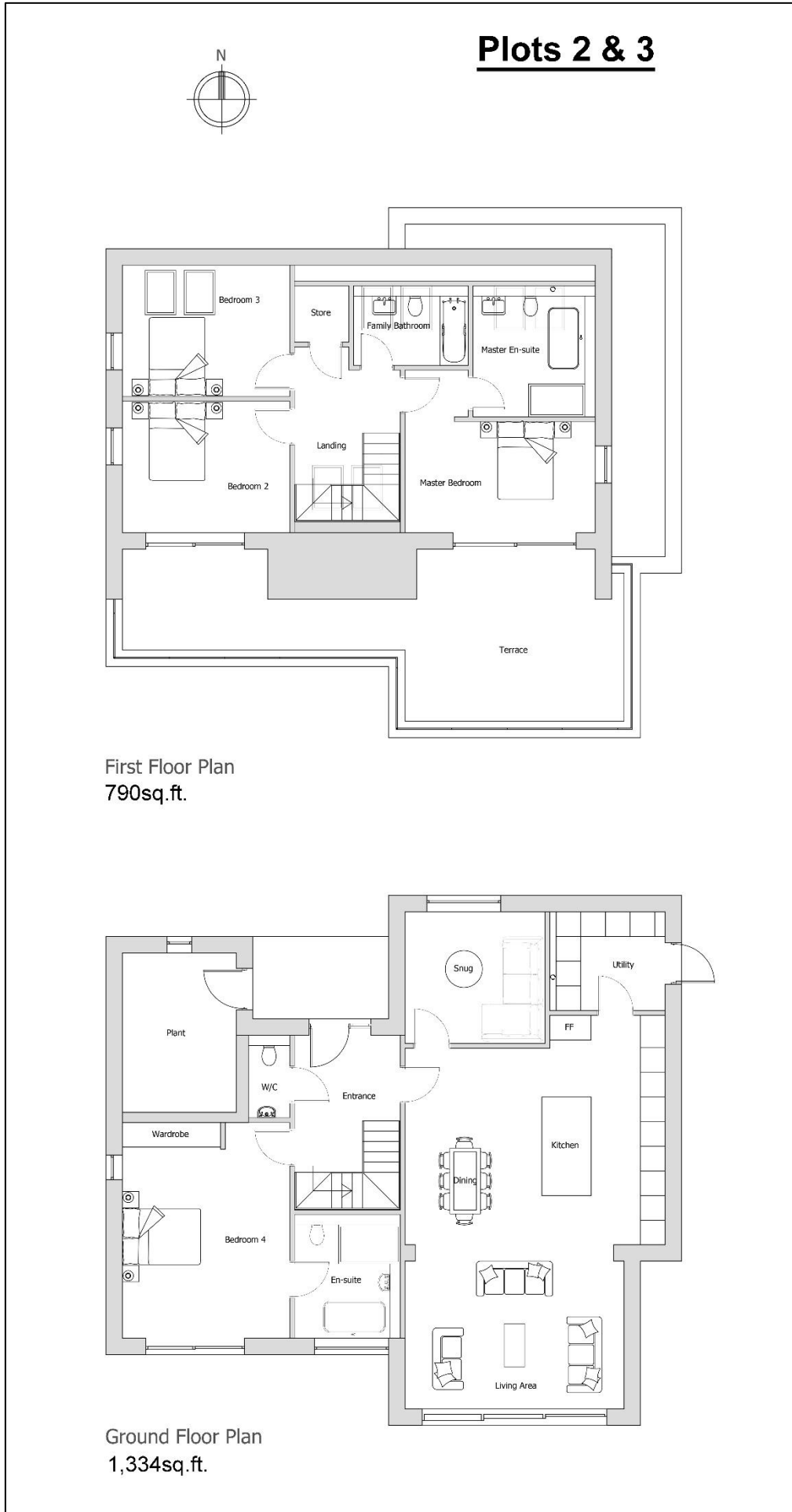
AGENT'S NOTE 3 CIL LIABILITY Please discuss with Sam Spencer at Lillicrap Chicott.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

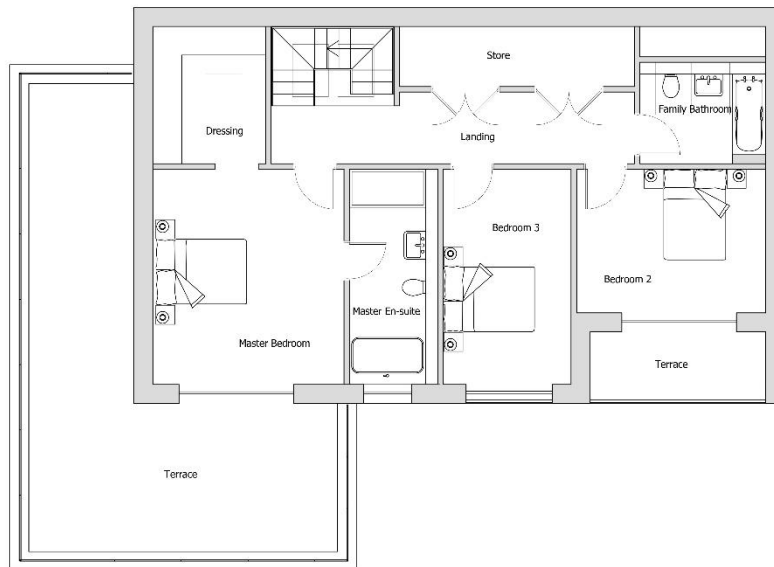
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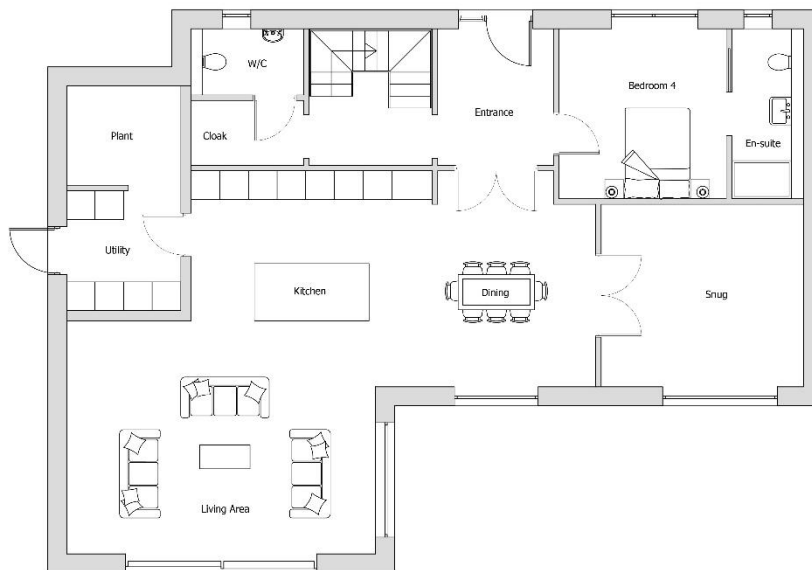
Not to scale – for identification purposes only.



Plots 4 & 5



First Floor Plan
968sq.ft.



Ground Floor Plan
1,507sq.ft.

