



Trelewick Farm Buildings

| Truro, Cornwall

| **Carter Jonas**

Trelewick Farm Buildings

St Allen

Truro

Cornwall

TR4 9QU

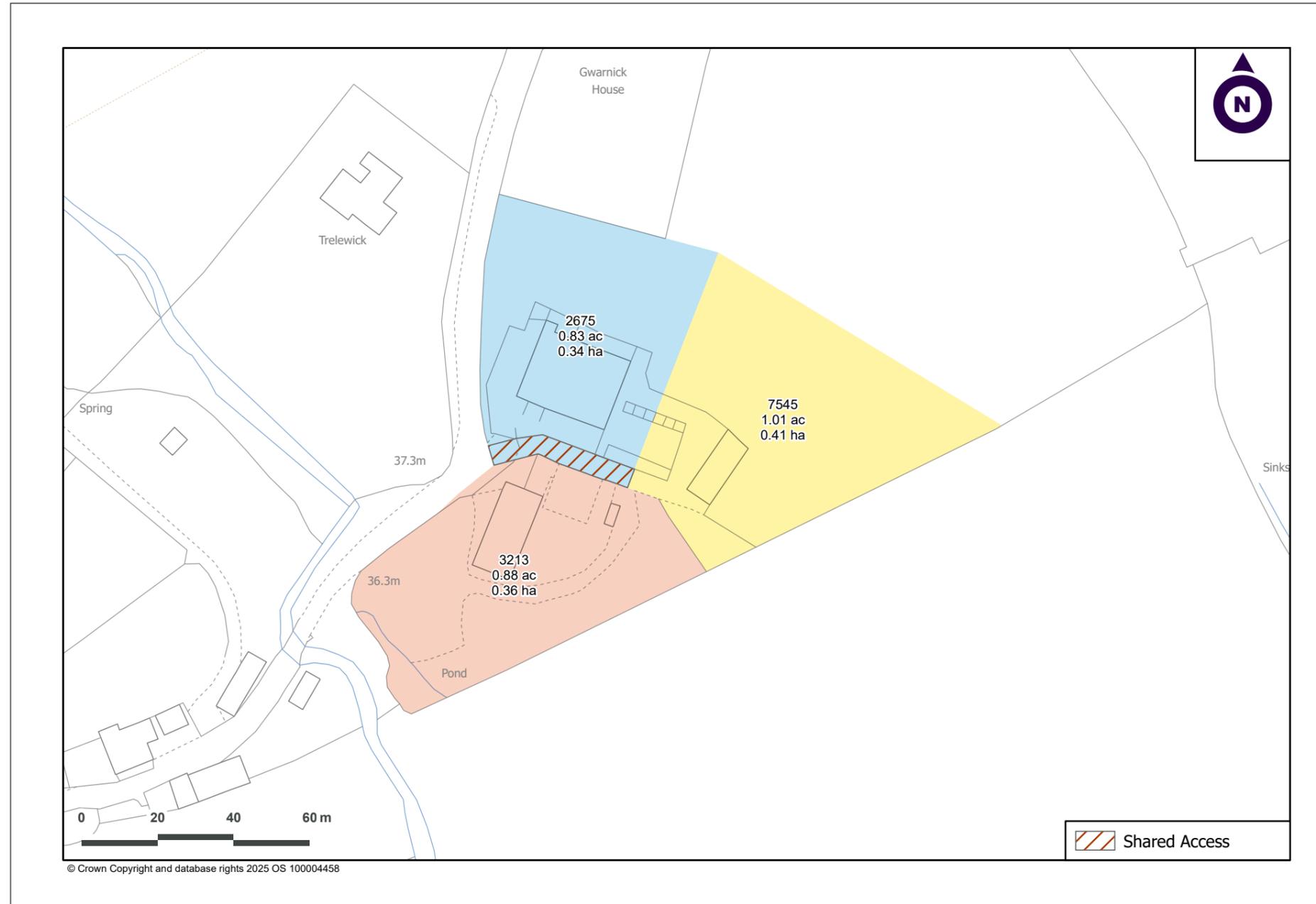
Four 'Class Q' residential plots and a new agricultural building, situated in a small hamlet on the outskirts of Truro and totalling 2.72 acres.

An opportunity to purchase a group of former agricultural buildings with Class Q consent for conversion to four dwellings, as well as a recently constructed agricultural building. Available to purchase as a whole, or in up to three lots.

In all extending to 2.72 acres.

A substantial amount of additional land as well as a principal dwelling are available by separate negotiation.

Carter Jonas



Location

The buildings occupy a pleasant, yet convenient rural position within a hamlet setting in the parish of St Allen.

They lie within easy reach of the A30 and the north coast, as well as the cathedral city of Truro which is approximately 3 miles south. The city has a comprehensive range of facilities including supermarkets, shops, primary and secondary schools and a college. There is also a direct mainline train link to London Paddington.

Lot 1

Comprises a steel portal frame barn with Class Q consent for conversion into a 5 bedroom detached house with a floorspace of 164 sqm (1,765 sqft). Lot 1 also includes a recently constructed 5 bay steel portal frame agricultural shed, with concrete floor and box profile cladding, which measures approximately 75 ft x 30ft. Lot 1 has its own private entrance from the council road and has a total plot size of 0.88 acres.

Land plan

- Lot 1
- Lot 2
- Lot 3

Lot 2

Comprises buildings of mixed construction, with Class Q consent for the change of use of an agricultural building and old milking parlour into two dwellings.

The consent granted provides for a 4/5 bedroom single storey house with an attached 1 bedroom single storey apartment. The total floorspace proposed measures 138 sqm (1,485 sqft) and 60 sqm (646 sqft) respectively for each dwelling. Lot 2 has a shared access from the council road and includes part of the field to the north of the buildings. It sits in a total plot of 0.83 acres.

Lot 3

Comprises a single storey building of concrete block construction with a sheeted roof over. The Class Q consent provides for conversion of the building into a 3 bedroom detached house with a floorspace of 122 sqm (1,317 sqft). Lot 3 has a shared access from the council road and includes part of the field to the north and east of the buildings. It has a total plot size of 1.01 acres.



Planning

Further information can be found on the online planning register and the relevant application reference numbers for each lot are outlined below:

Lot 1

PA24/06215 | Prior approval for proposed change of use of agricultural building to dwellinghouse.

PA24/02292 | Retrospective planning application for the replacement of a barn with another barn.

Lot 2

PA24/07287 | Prior approval for proposed change of use from agriculture to 2 dwellings of 2 adjacent barns within an extensive range of farm buildings.

Lot 3

PA24/06514 | Application to determine if prior approval is required for a proposed: Change of use of Agricultural buildings to dwellinghouses (use Class C3).

Community Infrastructure Levy (CIL)

There is no CIL liability for any of the buildings with Class Q consent and this has been confirmed in writing by the Local Planning Authority (LPA).



Method of Sale

For sale by private treaty as a whole, or in three lots.

Tenure & Possession

Freehold with vacant possession upon completion.

Services

Electricity – Mains supply to each barn.

Water – Not connected but believed to be nearby.

Please note the agents have not inspected, nor tested these services.

Wayleaves, Easements & Rights of Way

If sold separately, the purchaser of lots 1 and 3 will retain a vehicular right of way from the public highway over the yard area being sold as part of lot 2.

Sporting, Timber & Mineral Rights

Sporting and timber rights are included, mineral rights are excluded.

Local Authority

Cornwall Council
New County Hall
Treyew Road
Truro
Cornwall
TR1 3AY
www.cornwall.gov.uk

carterjonas.co.uk

Offices throughout the UK

Agent's Note

In accordance with the Estate Agents Act 1979, we are obliged to inform you that the vendors of the property are a 'connected person' of a Carter Jonas employee.

Viewings

Interested parties can view the land and buildings during daylight hours at their own convenience, after informing the selling agents Carter Jonas.

Directions

From Truro, proceed north along the B3284 towards Shortlanesend. Upon entering the village, proceed straight ahead at the mini roundabout, before immediately turning right onto Ashley Road. Follow the road for approximately 1 mile, before reaching a crossroad. Turn right signposted St Allen. Continue along this road for approximately half a mile before finding the group of buildings on your right-hand side, where a for sale board has been erected.



/// atom.pickup.fetches



Truro

07393 269 425 | chris.anderson@carterjonas.co.uk
07977 705 290 | george.olver@carterjonas.co.uk
Peat House, Newham Road, Truro, Cornwall, TR1 2DP

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk
One Chapel Place, London, W1G 0BG

Important information

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE