



Trelewick Farm Buildings

| Truro, Cornwall

| Carter Jonas

Trelewick Farm Buildings
St Allen
Truro
Cornwall
TR4 9QU

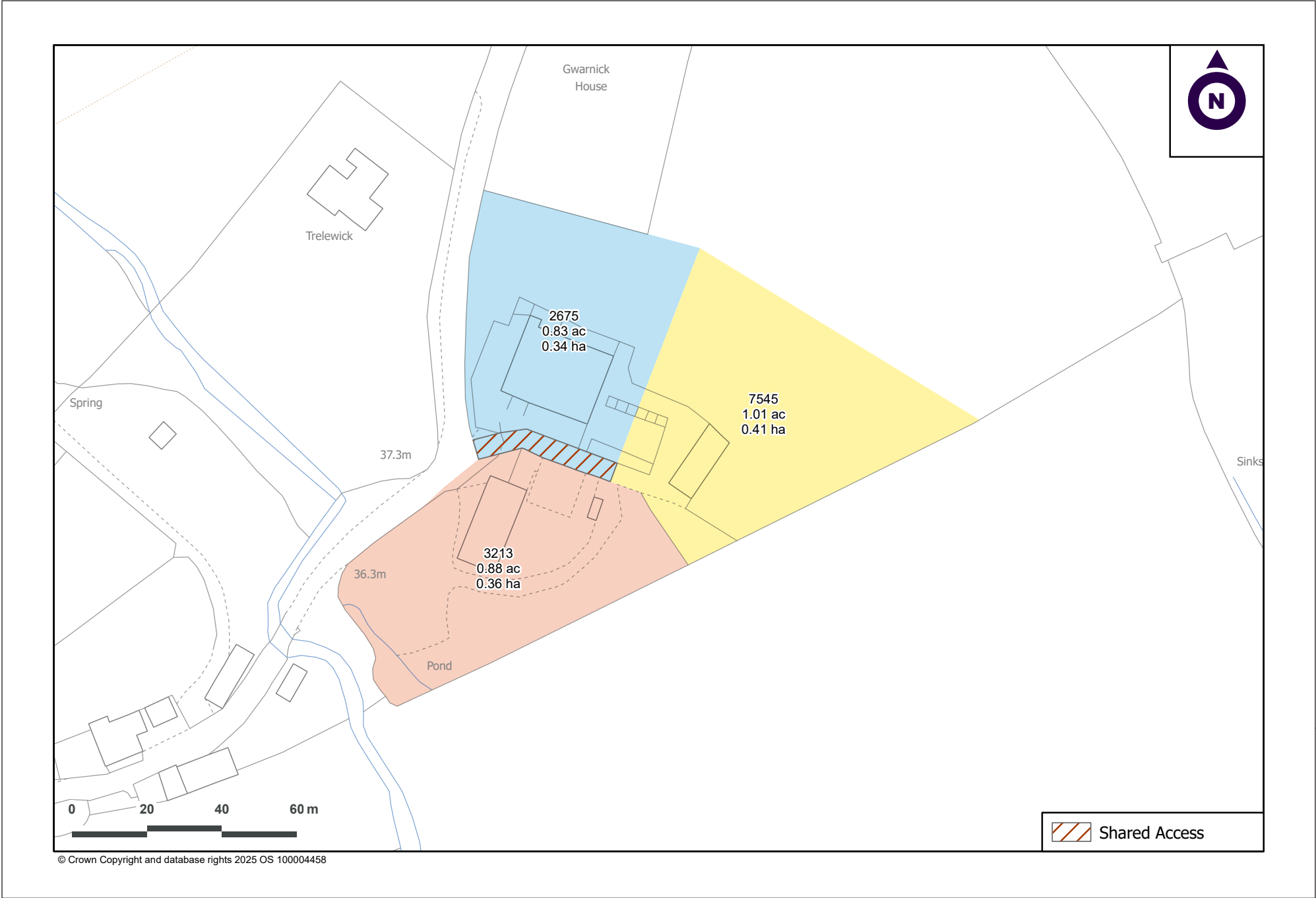
Four ‘Class Q’ residential
plots and a new agricultural
building, situated in a small
hamlet on the outskirts of
Truro and totalling 2.72 acres.

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.

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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.



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Truro

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