

Land at Lelissick, Fore Street

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£385,000

A rare opportunity to purchase an individual building plot with outline planning permission and circa 3.5 acres in the heart of the thriving village of Probus.

Description

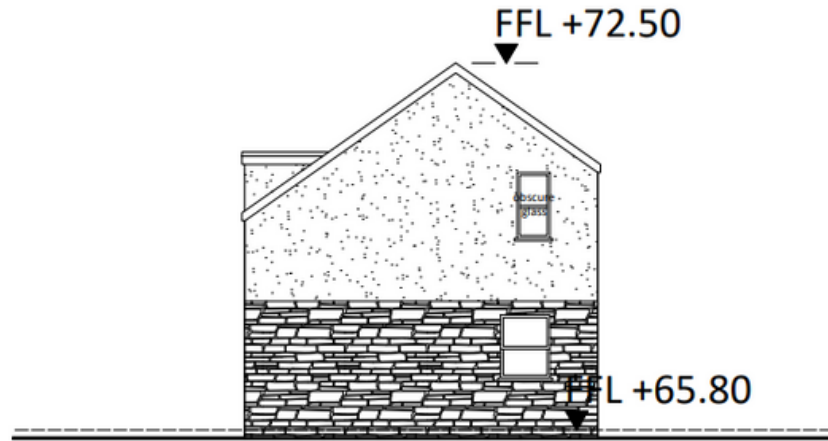
Outline planning permission exists, under application number PA21/08887, for a plot to create a new residential dwelling off Fore Street in the ever-popular village of Probus.

The property will sit facing North with far reaching countryside views across a number of fields. The proposed accommodation has a spacious hallway, leading to an open plan kitchen / dining room with a set of patio doors leading onto a terrace area. Off the living room is a snug / sitting room. There is also a downstairs WC. The first floor has a landing with doors to the three bedrooms and family bath / shower room, as well as a useful storage cupboard. The main bedroom has an en suite shower room. Outside will be a pedestrian access gate to Fore Street and a generous garden.

This site has the added benefit for the new owners is the ability, with professional guidance of an architect, to submit detailed drawings choosing their own design, layout and specifications for the new build home.

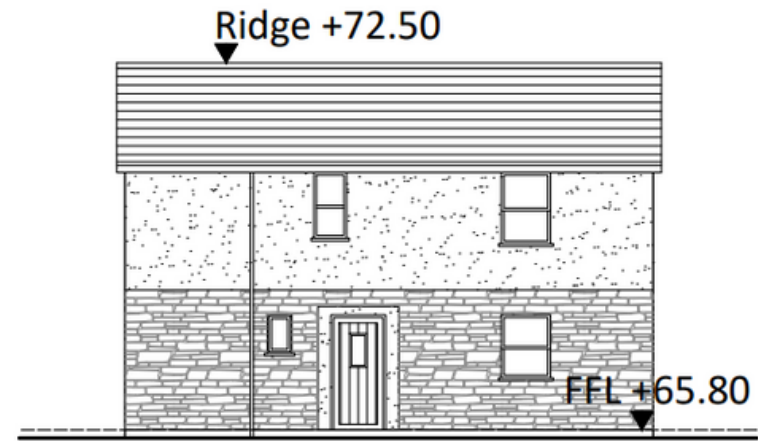
The site also has the unique addition of two fields, totalling around 3.5 acres, making this a rare chance for those looking for an equestrian opportunity in the heart of this thriving village.





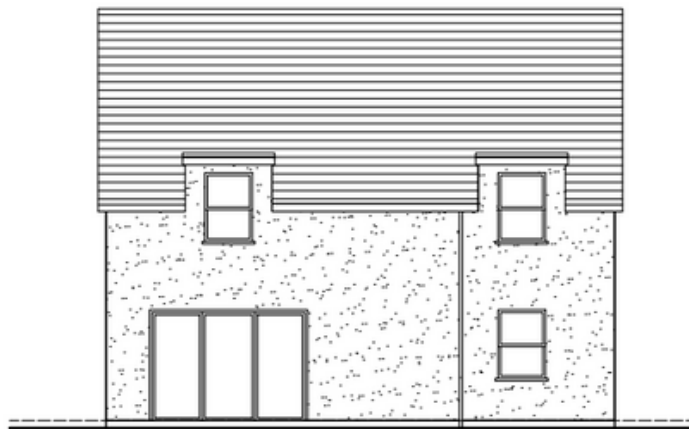
05 WEST ELEVATION

REF 2394.D.301
SCALE 1:100



06 SOUTH ELEVATION

REF 2394.D.301
SCALE 1:100



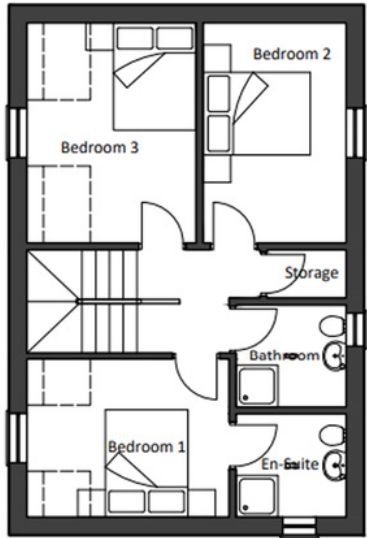
03 NORTH ELEVATION

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SCALE 1:100



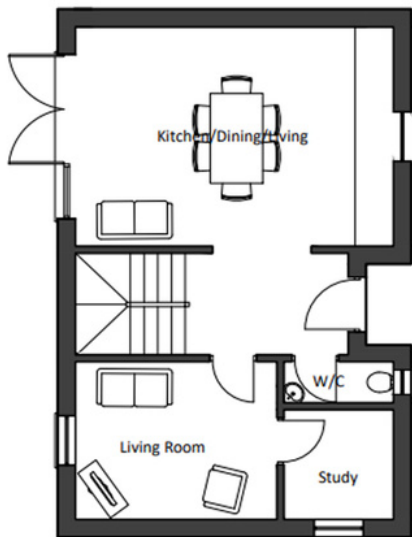
04 EAST ELEVATION

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SCALE 1:100



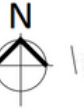
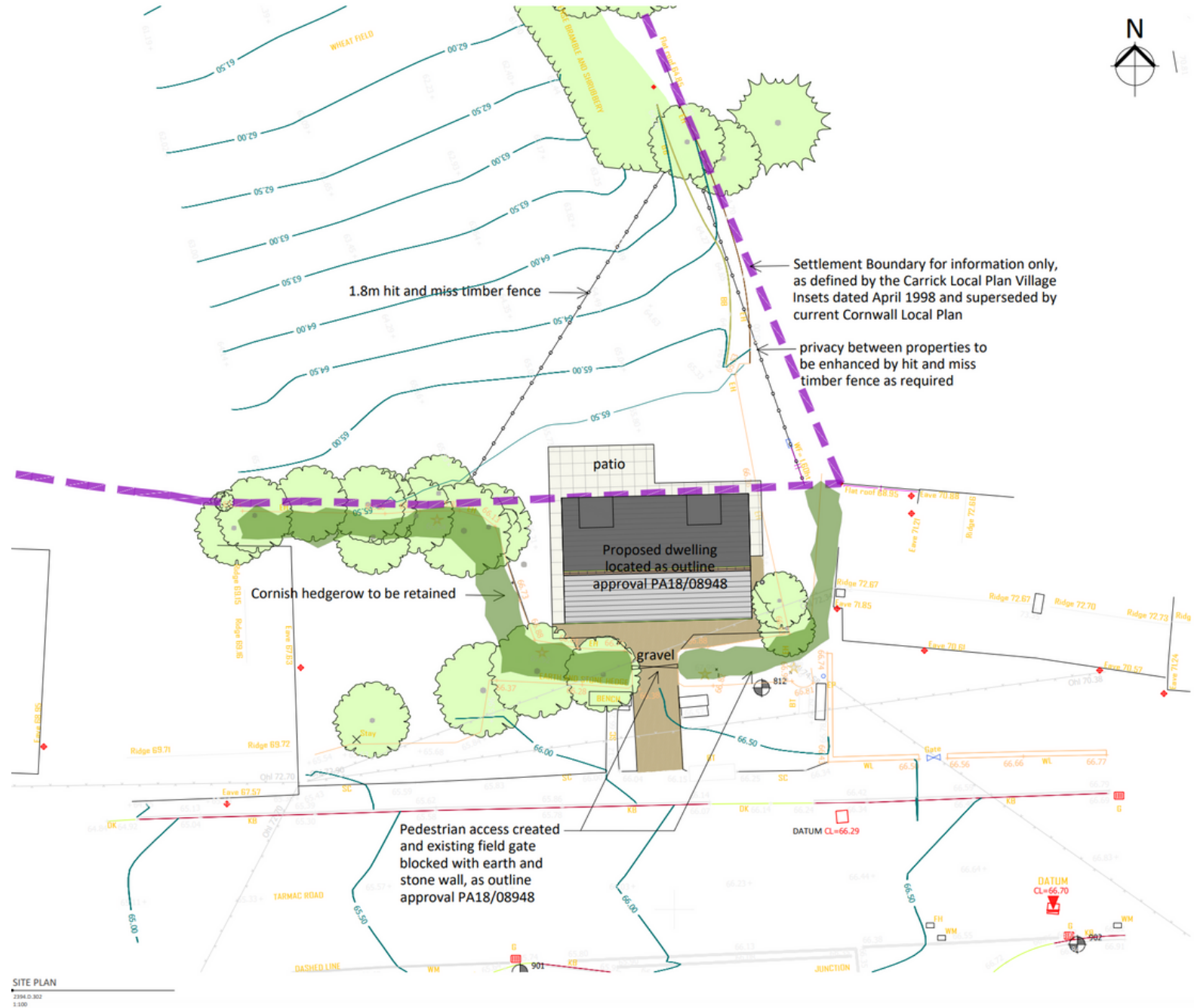
02 FIRST FLOOR PLAN

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SCALE 1:100



01 GROUND FLOOR PLAN

REF 2394.D.301
SCALE 1:100



SITE PLAN
2394.D.302
1:100





Location Summary

(Distances and times are approximate)

Truro - 7 miles. Falmouth -17 miles. Newquay Airport - 15 miles with flights to London Gatwick (70 minutes), and Manchester (80 minutes). St Austell - 9 miles with London Paddington 4 hours by rail. Plymouth - 50 miles. Exeter - 83 miles. St Mawes - 14 miles. Tregony - 4 miles.

Probus

Probus is a historic market village that can trace its origins back to before the Norman conquests when it even had its own monastery. Most of the village's current period charms date back to the 1500's including the square and the church. The Church itself holds the record of being Cornwall's tallest church tower, measuring 129ft tall to its highest point. It is situated just off the main A390 approximately seven miles east of the city of Truro and nine miles from St Austell with regular bus services to both of these. The village itself has all the facilities required for everyday needs including a Post Office, garage, farm shop, grocery shop, public house, Indian restaurant, Chinese takeaway, hairdressers, school and a fish and chip shop. There is also an extremely good doctors' surgery.

Probus is within the catchment area of the Ofsted rated Outstanding Roseland Academy secondary school at Tregony. The village is also easily accessible to the picturesque Roseland Peninsula and many of the beaches along the South Cornish coast.

Cornwall

In a wider context, Cornwall has been enjoying a renaissance offering a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, the Tate Gallery and Truro Cathedral. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock), and the Roseland's own Paul Green at the Driftwood, Rosevine.



General Information

Services: Mains water, gas, electricity and drainage nearby for connection.

Community Infrastructure Levy: Depending on individual circumstances, this is a charge levied under Cornwall's CIL Charging Schedule, collected upon commencement of the build. Enquiries should be made by applicants with the planning authority.

Relevant Planning Permission: PA21/08887

Currently EPC and Council Tax exempt

Ofcom Mobile Area Coverage Rating: Good.

FTTC Broadband available: Openreach predicted max download speeds: GFast 294Mbps; Superfast 80 Mbps; Standard 24 Mbps.

GOV.UK Long Term Flood Risks: River/Sea: Very Low Risk. Surface Water: Medium Risk

Overage Clause: The agricultural fields are subject to an overage clause which lapses in 2032. In Summary, if planning permission is granted for residential development, 50% of the uplift in value after costs and expenses, is due. Further detailed information is available from our office.

Tenure: FREEHOLD.

Land Registry Title Number: CL223749

Viewing: Strictly by appointment with H Tiddy.

Land at Lelissick, Fore Street

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Probus
Cornwall
TR2 4LQ

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Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

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