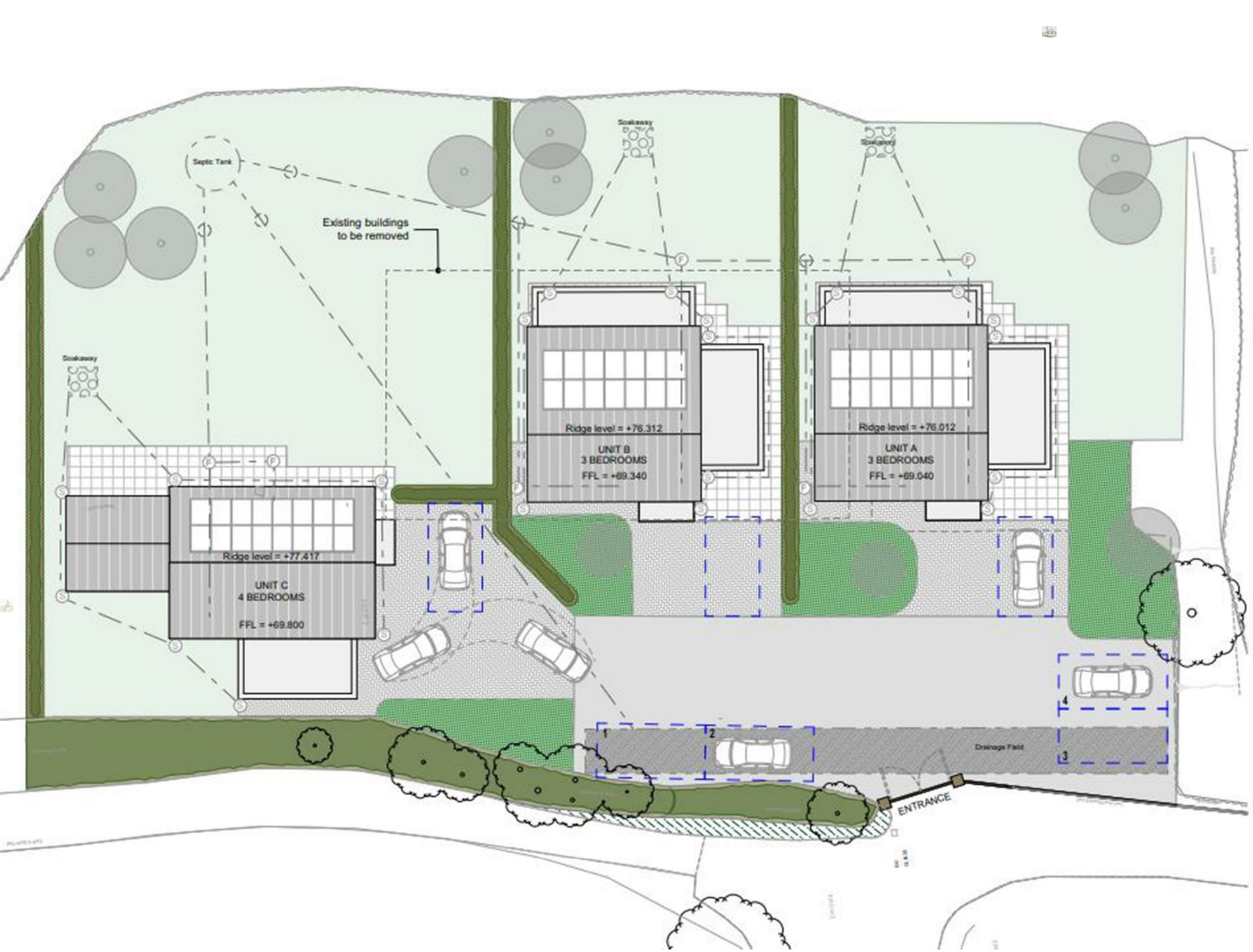


Plots At Trevarrick Farm

Trevarrick, Gorran,
St. Austell PL26 6LS

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS


Septic Tank
Existing buildings
to be removed
Soakaway
Soakaway
Soakaway
Ridge level = +76.312
UNIT B
3 BEDROOMS
FFL = +69.340
Ridge level = +76.012
UNIT A
3 BEDROOMS
FFL = +69.040
Ridge level = +77.417
UNIT C
4 BEDROOMS
FFL = +69.800
1
2
3
4
Drainage Field
ENTRANCE

Plots At Trevarrick Farm
Trevarrick, Gorran
St. Austell PL26 6LS

RESIDENTIAL DEVELOPMENT SITE FOR THREE SUBSTANTIAL DETACHED HOUSES

In a wonderful and very quiet rural setting within the tiny hamlet of Trevarrick and very close to Gorran Churchtown and the south Cornish coast.

Planning permission granted for three impressive detached very modern houses, two three bedrooms and one larger four bedroom house. All have large plots with parking and garages.

All the detached houses will have huge living, dining and kitchen areas, utility, cloakroom, bathroom study, balcony, integral garage and master bedrooms with en suite. The larger four bedroom house will also have an additional sitting room.

This is a wonderful and very rare opportunity to build substantial modern houses in a very rural position that will be extremely sought after and very saleable. Early viewing thoroughly recommended.

Further information from the sole agents.



Guide Price £400,000

Philip Martin

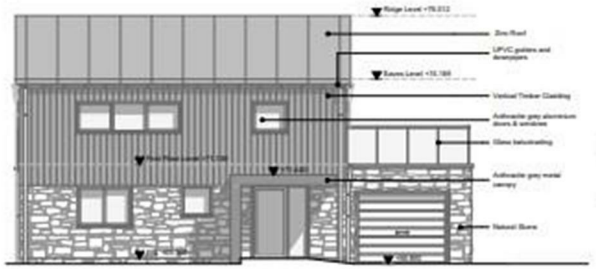
PHILIP MARTIN
9 Cathedral Lane, Truro, Cornwall, TR1 2QS
Truro: 01872 242244 **St Mawes:** 01326 270008
E: sales@philip-martin.co.uk
www.philip-martin.co.uk

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(a) Whilst every care has been taken in preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

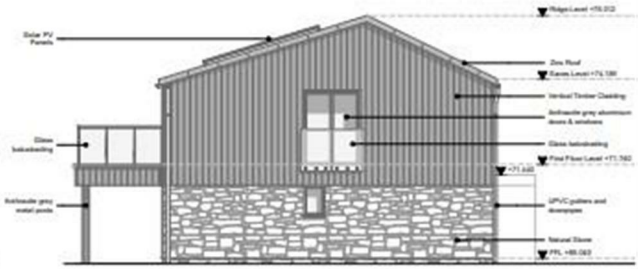
GENERAL COMMENTS

An excellent opportunity to purchase a residential development site in a fabulous rural location. This is an incredibly rare opportunity and very hard to find in such a fabulous setting. Planning permission was granted by Cornwall Council on 18 July 2024 - planning reference number PA24/02684 for "Proposed construction of three dwellings in lieu of the Class Q permitted development granted under reference number PA23/03419.

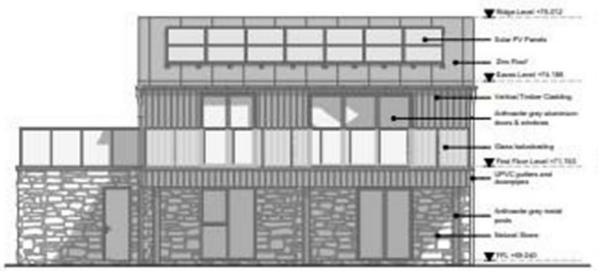
The planning permission granted is for three impressive detached very modern houses, two are similar with three bedrooms and there is one larger four bedroom house on a larger plot. The three bedroom houses extend to 135 square meters, whilst the four bedroom is 165 square meters. The designs of the houses are very modern with natural stone and timber cladding, zinc roofs and all have solar PV panels. There will be a shared sewage system for all three houses and we understand that mains water and electricity are close by. All of the houses will have generous gardens, parking and single garages. Access will be from the highway with access rights over the blue hatched area to the plots with a contribution for maintenance. Further details from the sole agents.



PROPOSED WEST ELEVATION
1:100



PROPOSED NORTH ELEVATION
1:100



PROPOSED EAST ELEVATION
1:100

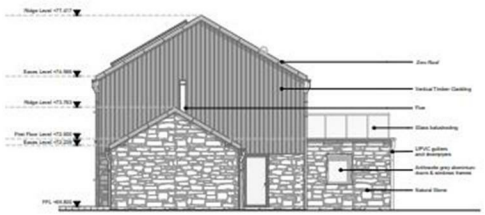


PROPOSED SOUTH ELEVATION
1:100

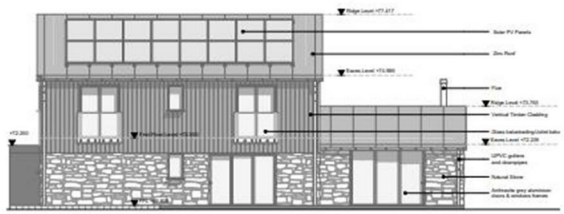
LOCATION

The hamlet of Trevarrick is set within totally rural surroundings just over a mile from Gorran Churchtown and nearly two miles from the harbourside village of Gorran Haven. At Gorran Churchtown there is a parish church, public house and a local primary school and in Gorran Haven there is a bakery and various other facilities including those geared to the tourist industry. One of the most notable attractions of the position is the nearness of the southwest coastal path and the beach at Porth Luney Cove (Caerhays) which is





PROPOSED NORTH ELEVATION
1:100



PROPOSED EAST ELEVATION
1:100

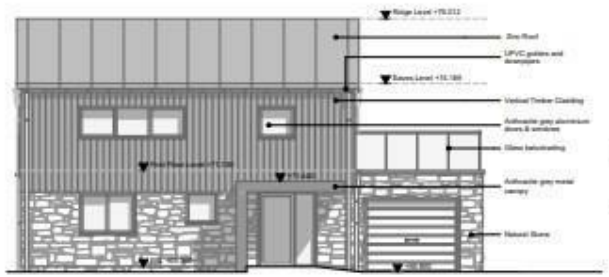
exceptional. Notwithstanding the quiet nature of the location the hamlet is easily accessible to both Truro and St. Austell and both of these busy centres are within approximately half an hour driving distance. Other attractions of the area include The Lost Gardens of Heligan and Lobbs farm shop (just over two miles from the property) and the Eden Project which is just east of St. Austell. The whole area is recognised as being of outstanding natural beauty and this includes the entirety of the nearby Roseland Peninsula.

Further information and planning conditions available from the sole agents.

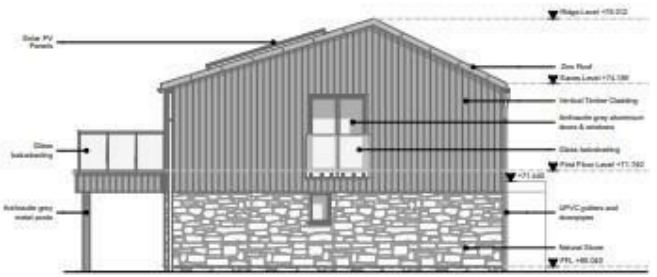
DIRECTIONS

From Truro proceed in an easterly direction on the A39 and after leaving the village of Grampound, turn right signposted to Mevagissey. Follow this road for several miles and take the left hand turning sign posted for Mevagissey. Continue on this road until you reach the junction near to the Lost Gardens of Heligan and take the right hand turn signposted for St Ewe and Gorran. Follow this road for quite some time until you reach a junction sign posted as Gorran High Lanes and take the right hand turn sign posted for Rescassa. Follow this road for a short distance and take the first right, the road will lead into Trevarrick. Take a right hand turning after a sharp left hand bend and the site is located on the right just past the farmhouse where a Philip Martin sale board has been erected.

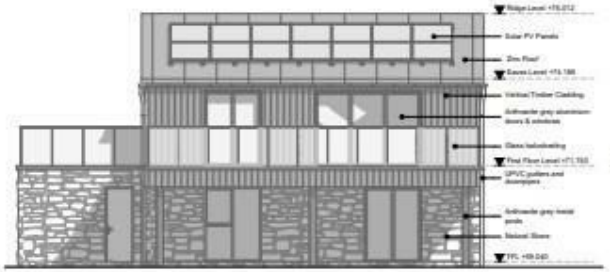
From St Austell proceed towards Mevagissey on the B3273, continuing through Pentewan and taking the right hand junction at the top of the hill sign posted for Gorran Haven and St Ewe. Follow this road along passing The Lost Gardens of Heligan and follow this road for quite some time until you reach a junction sign posted as Gorran High Lanes and take the right hand turn sign posted for Rescassa. Follow this road for a short distance and take the first right, the road will lead into Trevarrick. Take a right hand turning after a sharp left hand bend and the site is located on the right just past the farmhouse where a Philip Martin sale board has been erected.



PROPOSED WEST ELEVATION
1:100



PROPOSED NORTH ELEVATION
1:100

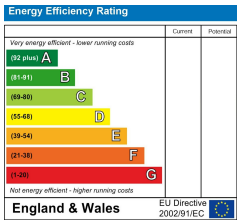


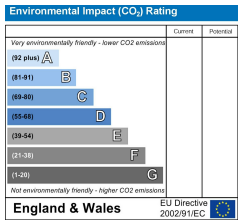
PROPOSED EAST ELEVATION
1:100



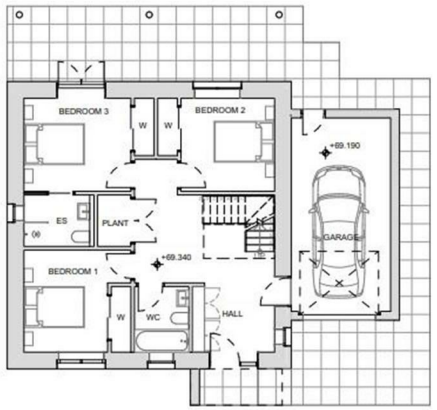
PROPOSED SOUTH ELEVATION
1:100







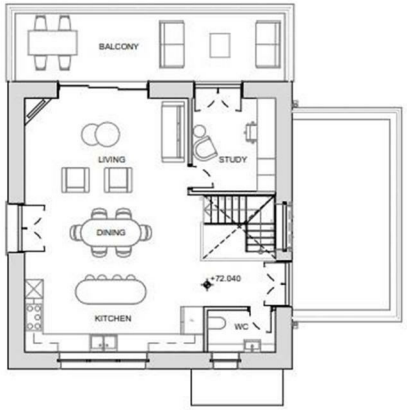
Philip Martin



PROPOSED GROUND FLOOR PLAN
1:100

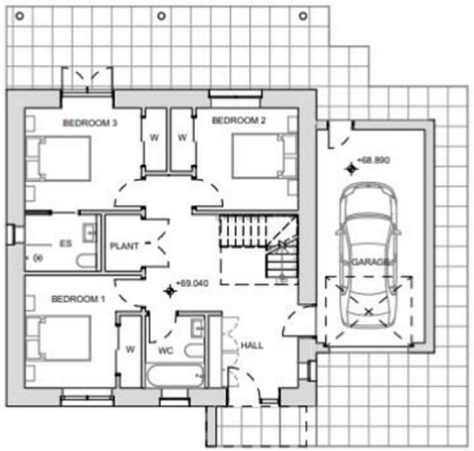
Ground Floor GIA = 69.72m²
Garage GIA = 21.12m²

1:100
0 1m 2m 5m



PROPOSED FIRST FLOOR PLAN
1:100

First Floor GIA = 64.54m²



PROPOSED GROUND FLOOR PLAN
1:100

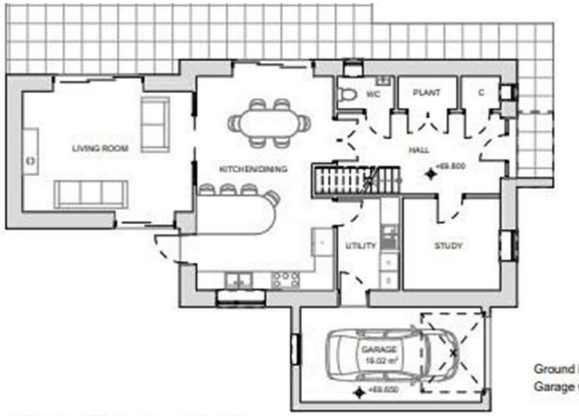
Ground Floor GIA = 69.72m²
Garage GIA = 21.12m²

1:100
0 1m 2m 5m



PROPOSED FIRST FLOOR PLAN
1:100

First Floor GIA = 64.54m²



Ground Floor GIA = 94.42m²
Garage GIA = 19.02m²

PROPOSED GROUND FLOOR PLAN
1:100



First Floor GIA = 68.93m²



PROPOSED SOUTH ELEVATION
1:100



PROPOSED WEST ELEVATION



Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS

01872 242244 www.philip-martin.co.uk

Porth Luney Beach and Caerhays Castle