



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA9074

Offers over £900,000

Plot 2,
Kenwyn, Truro, Cornwall

FREEHOLD



Computer Generated Image

Self build opportunity in prime location

Prospective purchasers who wish to build their own home have the rare opportunity to acquire a broad and exclusive building plot with full planning permission in the highly desirable area of Kenwyn – regarded by many as the very best residential location in the city. A superb, south facing plot with permission to build an exceptional, contemporary, detached house with over 4,300sq.ft. of accommodation and superb southerly views over the city.



SUMMARY OF ACCOMMODATION – Proposed to be about 4,300sq.ft.

Lower Ground Floor: plant room, store room, wc, TV room.

Ground Floor: entrance hall, cloaks cupboard, boot room, kitchen/dining/living room, pantry, utility, wc/wetroom, plant room, study.

First Floor: landing, principal bedroom with dressing area and en-suite bath/shower room, guest bedroom, family bathroom, 2 further double bedrooms which share a Jack and Jill en-suite, bedroom 5/study, airing cupboard.

Outside: driveway, double garage, patio, south facing gardens.

DESCRIPTION

For those who have long desired to build their own home have the opportunity to acquire a large, exclusive building plot with full planning permission in the highly desirable Kenwyn area on the rural fringes of Truro.

Situated in a blissful setting with superb views over the surrounding countryside and the city of Truro itself yet within easy access of the city's amenities and schooling.

Planning permission to build a detached 4,300sq.ft. contemporary new build home with south facing gardens and patios, a double garage and driveway parking.

NB: for those who would prefer to have a house built for them, the neighbouring property is available for sale.

LOCATION

The plot is well situated in the highly desirable Kenwyn area of Truro and is just a short distance away from the city centre and also within a short drive of the pretty hamlet of Idless and public woodland that is much enjoyed by walkers, dog owners, horse riders and cyclists, as well as being very accessible to Royal Cornwall Hospital.

All of the facilities of Truro are on the doorstep, and this is an ideal family home with no commuting for children's socialising or schooling. Truro is Cornwall's administrative, business and shopping capital with many national and local boutique retailers among its attractive cobbled streets. The city has more recently gained a reputation as Cornwall's best served and most varied evening entertainment centre, with a large variety of differing restaurants and bars, along with a cinema and the successful Hall for Cornwall theatre. Many events take place on Lemon Quay which is overlooked by a flagship Marks & Spencer store.

Truro is also ideally situated for sporting activities with several good quality golf clubs nearby, a sports centre with swimming pool, squash club, two tennis clubs, rugby and football clubs. Water sports are also near to hand as Truro is a short drive to either the north coast for surfing or the Carrick Roads, on the south coast, for sailing.

Not to scale – for identification purposes only.

01 Lower Floor Plan
 Ref: 2605-D-322
 Scale: 1:100

02 Ground Floor Plan
 Ref: 2605-D-322
 Scale: 1:100

03 First Floor Plan
 Ref: 2605-D-322
 Scale: 1:100

Total GIA = 400sqm

Notes
 Total Gross Internal Area (GIA) – 401sqm over 3 storeys.

Materials Schedule

- Walls - natural stone/ zinc cladding/ render
- Roofs - natural slate/ zinc cladding/ solar pv/ sedum
- Windows - composite units, colour grey
- Doors - composite units, colour grey
- Rainwater goods - aluminium

04 North Elevation
 Ref: 2605-D-322
 Scale: 1:100

05 East Elevation
 Ref: 2605-D-322
 Scale: 1:100

06 South Elevation - Plot 4
 Ref: 2605-D-322
 Scale: 1:100

07 West Elevation
 Ref: 2605-D-322
 Scale: 1:100

08 Section B-B
 Ref: 2605-D-322
 Scale: 1:100

A	Planning Issue	07/03/20	S.I
REV	DESCRIPTION		DATE

CAD ARCHITECTS

CAD ARCHITECTS LTD
 COVINGTON HOUSE, 74-75 LEMMON STREET
 TRURO, CORNWALL, TR1 3PM
 GALS: 01872 630 040
 MAIL: studio@cadarchitects.co.uk
 WEB: www.cadarchitects.co.uk

RIBA Chartered Practice

Proposed residential development on land west of
 Hamilton Close, Truro (K1 3P)

Prepared by: Ferrary Consultants Ltd
 Date: Dec 2019
 Scale: 1:100 @ A1

Project: 2605-D-322	Sheet: A
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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 – TR1

SERVICES – To be confirmed.

COUNCIL TAX BAND – To be confirmed (see www.mycounciltax.org.uk).

DIRECTIONS – From the city centre, head towards Shortlanesend, ascending Kenwyn Hill. Nearing the very top, before leaving Truro itself, Newmills Lane can be found on the left hand side. Take this left hand turning and proceed along this lane for approximately 100 yards. There will be a discreet turning on your left hand side, take this turning and then turn immediately right where the plot will be in front of you behind a five bar timber gate. If you end up at Melin Drive/The '5' Development then you have gone too far.

AGENT'S NOTE – 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, 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.

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



