



BARN NORTH OF TIPPETTS SHOP

TREGONY, TRURO,
CORNWALL TR2 5SX

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



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AGRICULTURAL BARN IN STUNNING LOCATION

Situated deep in the Roseland countryside this former cattle shed offers huge potential.

There is no planning and any potential buyers must make their own judgement as to the likelihood of class Q planning permission.

GUIDE PRICE £350,000

Philip Martin

PHILIP MARTIN

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Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

GENERAL COMMENTS

This is a very rare opportunity to purchase a detached agricultural barn which is situated in a stunning position and set deep within the Roseland countryside. The barn enjoys uninterrupted views over the surrounding countryside. This is a very rare and exciting opportunity in such a special geographic location.

THE ROSELAND

Scenic attractions of the Roseland Peninsula are within easy driving distance and include the communities of Portloe, Portholland, Portscatho and Ruanlanihorne. Tregony is well placed for access to the many beaches and coastal land around the peninsula and much of this being protected by the National Trust. The barn is also within an area of outstanding natural beauty.

TREGONY

Tregony is a thriving village sometimes referred to as the "Gateway to the Roseland" about seven miles from Truro and slightly further from St. Austell. Local facilities include general store and post office, public house, churches, doctors surgery, dentist and both primary and secondary schools.



TRURO

Truro is renowned for its excellent shopping centre, fine selection of restaurants, bars, private and state schools and main line railway link to London (Paddington). The Hall for Cornwall is also a popular venue providing all year round

entertainment and other cultural facilities include the Royal Cornwall Museum and the historic Cathedral.

THE BARN

21.8m x 9.3m (71'6" x 30'6")

External measurements are approximate.



ACCESS

There is access via a farm lane and through a farm gate and along a field track to the barn.

PLANNING

There is no planning permission and prospective purchasers will need to satisfy themselves regarding the potential for appropriate development, and make any necessary investigations with the relevant authority.

CLASS Q

In 2014, a permitted development right known as Class Q was introduced to planning policy in England to allow for residential conversion of agricultural buildings via 'prior approval'. This process negates the full planning application process, should the redundant building meet the criteria of the policy.

SERVICES

There are no services connected to the barn.

VIEWING

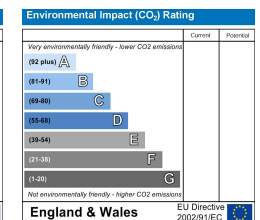
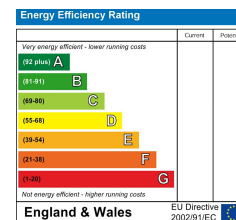
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

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DIRECTIONS

Tippetts Shop is best approached from Tregony. Leaving Tregony and heading to St Mawes on the A3078. Take the left turn just after the Texaco garage at Bessy Beneath and then take the first left. Proceed for about half a mile until reaching Tippetts Shop. The barn can be found at the end of a farm lane close to here however viewings are strictly by appointment due to the nature of the working farm.



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