



**BUILDING PLOT 2, CHAPEL COTTAGE,  
PROBUS, CORNWALL, TR2 4LD.**

***A RARE OPPORTUNITY TO PURCHASE AN INDIVIDUAL BUILDING  
PLOT CONVENIENTLY SITUATED IN A THRIVING VILLAGE.***

**Planning Application Number: PA22/08846**

**£225,000**

Viewing only by appointment with H Tiddy



Following an application received by Cornwall Council on 29<sup>th</sup> September 2022, Planning Permission, with conditions, was granted on 6<sup>th</sup> December 2022 for up to two dwellings to be built within the rear gardens of Chapel Cottage.

Plot 2 measures 780 square metres and comprises the western part of the garden as highlighted within the marketing site plan drawings. This rare opportunity has its own access off the brick paved road located off Cullen View. An added benefit is the ability for the new owners, with the professional guidance of an architect to submit detailed drawings of their own wishes in the design, layout and specifications for the new build home.

In summary, the building plot is suited for the family looking to build their individual dream 4/5 bedroom detached house or the buyer yearning to build a unique eco-friendly detached bungalow with low running costs which is situated within a relatively level walk of a good range of local amenities and regular bus service. Plot 1 is also available by separate negotiation perhaps suiting the multi generation family or builder / developer.

### Probus (A Brief History)

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. St Probus and St Grace Church holds the

record of being Cornwall's tallest church tower, measuring 129ft tall to its highest point.

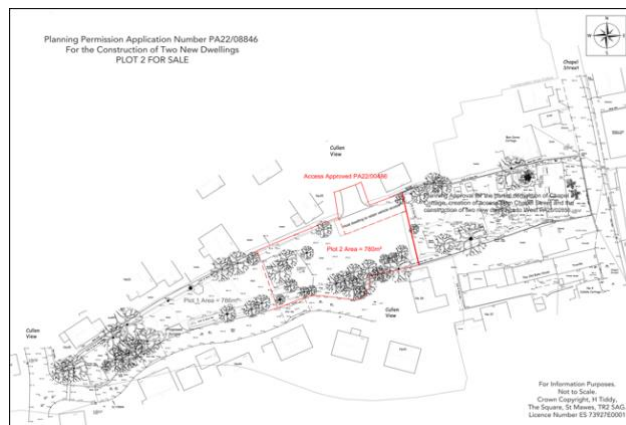
### Location Summary

Truro: 7 miles. Tregony: 4 miles. Carne Beach: 9 miles. St Mawes: 14 miles. Falmouth: 17 miles. Cornwall Airport Newquay: 15 miles with flights to London and other UK and European destinations. St Austell: 9 miles with London Paddington 4.5 hours by direct train. Plymouth: 50 miles. Exeter: 83 miles. (Distances are approximate).

### Probus

This thriving and sought-after village 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 as well as The Roseland Peninsula to St Mawes. The village itself has all the facilities required for everyday needs including a Post Office, garage, farm shop, public house, restaurants, hairdressers, excellent doctor's surgery, grocery shop, popular primary school and even a fish and chip shop.

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 North and South Cornish beautiful coastline.



## General Information

**Agents Note:** Further detailed information, reports, Planning Approval Conditions and information including any potential Community Infrastructure Levy can be found on the Cornwall Council planning portal by searching with reference number **PA22/08846**.

**Currently EPC and Council Tax exempt.**

### 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. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.

