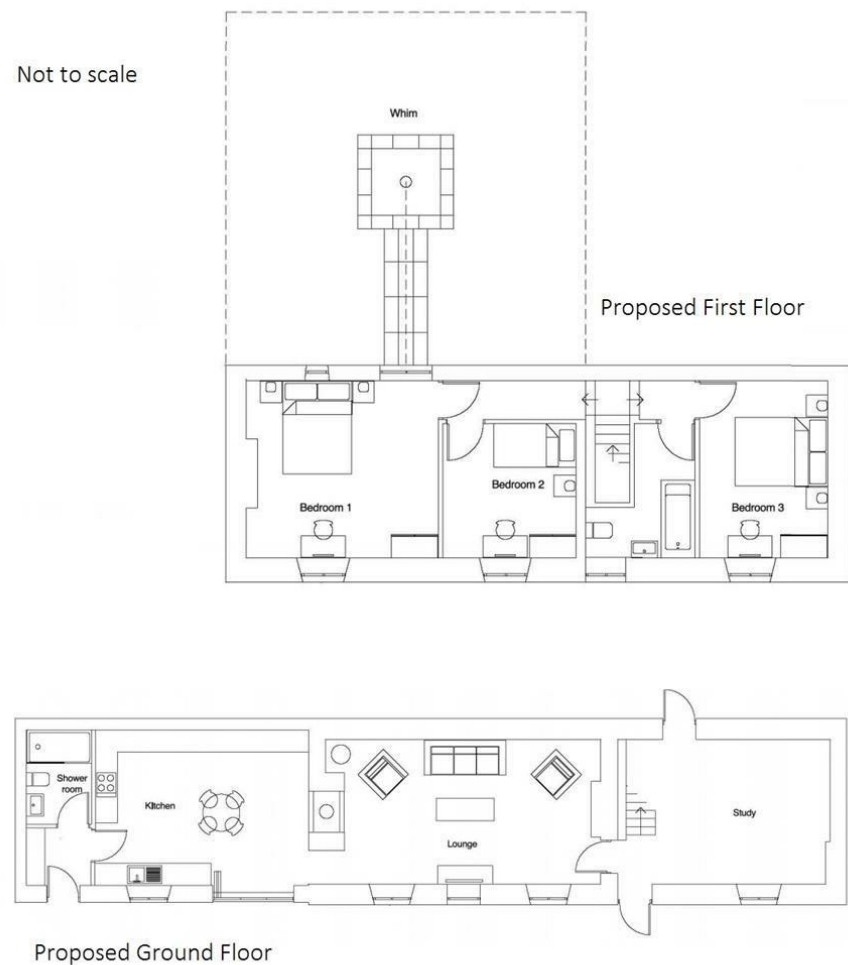


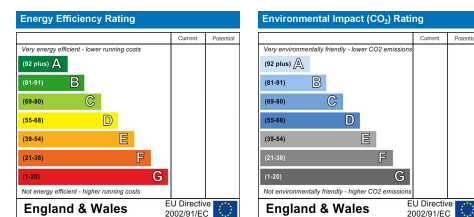
PENSTRAZE, CHACEWATER, TRURO



KEY FEATURES

- Detached Dwelling
- Convenient Location
- 3 Bedrooms
- Lounge
- Shower Room
- 2 Acres in Total
- Rare Opportunity
- Kitchen/Breakfast Room
- Study
- Ample Parking

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the 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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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THE OLD WHIM HOUSE PENSTRAZE, CHACEWATER, TRURO, TR4 8PE
DETACHED FORMER WHIM HOUSE FOR CONVERSION

A building for conversion in just over 2 acres of level land. Situated in a convenient location on the edge of Truro with easy access to the A30. Planning permission has been granted for the conversion and re-use of this redundant agricultural barn as a single dwelling house. A property with interesting history having been in the same family ownership for over 100 years. A very rare opportunity.

GUIDE PRICE £275,000

GENERAL COMMENTS

This is a very rare opportunity to purchase a development site with planning consent and land within this much sought after area. Conditional planning permission was granted by Cornwall Council in July 2017 (PA17/03939) for the conversion and re-use of a redundant agricultural barn as a single dwellinghouse. The site has excellent road frontage and the location is particularly convenient being on the edge of Truro with easy access to the A30, Truro College and Treリス Hospital. The building lies in the corner of the site and the land in all measures just over two acres, it is of level pasture and suitable for equestrian purposes or hobby farming. The building is not listed.

THE WHIM

Possibly the greatest historic significance is the partial survival of an open horse whim from which The Old Whim House takes its name. The remains of which can still be seen and are located to the north elevation of the building. The Whim was first depicted on the 1907 OS map as a U shaped feature and architectural evidence asserts the Whim House had a combined domestic/agricultural function. Similar to a Capstan, but in this case power supplied by a horse walking around a circular platform was applied to an overhead winding drum. The smaller under-gear whims found in some 19th century farms were rarely used on mines, the larger whims were frequently used for winding from small shafts on Cornish mines, especially during exploratory work and shaft sinking. It is not known what internal machinery was driven by the horse whim but there are no known mines within the immediate area. Due to the presence of two hearths it is believed that the main building was originally constructed for domestic purpose in the in the mid 1800's with the addition of the whim at some point between 1879 and 1907. At this time mining was in decline in Chacewater and the area was becoming predominately agricultural.

The whim is located on a raised platform and although there is no surviving evidence of a circular walkway for the horse, there is quartz pebbles observed in significant quantities which maybe evidence of a compacted walkway. A stone and mortar ramp over the surviving drive shaft does indicate a walkway was present and strongly asserts the whim is a horse driven example. The property has been in the same family ownership for over 100 years although it has remained unoccupied for the majority of this period having

served as a barn for livestock in the early part of the 20th century. During 2017 the property has been partially rebuilt and stabilised creating a structure which is now ready for conversion.

LOTS

Lot 1 includes The Old Whim House and the adjacent 2 acre field whilst potential purchasers should also be aware that Lot 2 consists of a 4.5 acre field to the south. This is available via separate negotiation with a guide price of £50,000.

PENSTRAZE

Penstraze is situated approximately four miles west of Truro but everyday facilities are available in the nearby villages of Chacewater and Threemilestone and include a primary school, post office, general stores, public house, fish and chip shop, doctors surgery, church and chapel. Truro itself is renowned for its excellent shopping centre with a wide selection of banks, building societies, shops, public and private schools, many restaurants and of course the main line railway link to London (Paddington).

SCHEDULE OF CONDITIONS

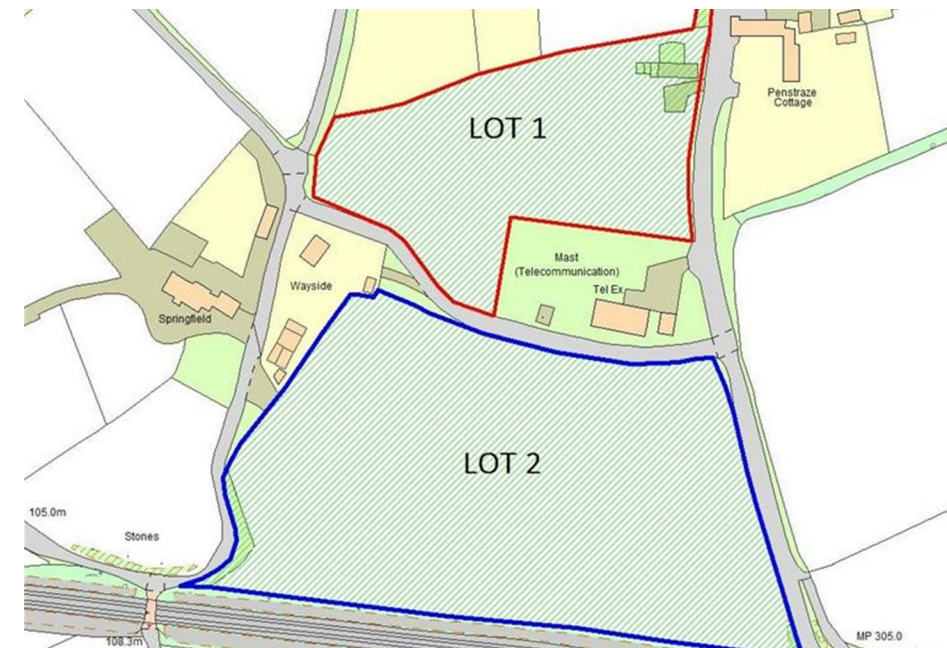
1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of the development, an analytical record of the existing horse whim to level 2, as defined by Historic England in the publication 'Understanding Historic Buildings', section 5.2.2, shall be undertaken and the resulting photographic, written and drawing information shall be submitted to the Local Planning Authority for inclusion in the Cornwall Historic



Environment Record prior to the first occupation of the replacement dwelling. The surviving elements of the horse whim shall all remain in situ following completion of the development, which should be undertaken in accordance with the recommendations in Section 15 of the submitted report entitled 'Heritage Statement and Heritage Impact Assessment in respect of proposed development at The Whim House', dated March 2017.

Reason: To ensure that provision is made to record and preserve the existing historic feature, in accordance with paragraph 141 of the National Planning Policy Framework 2012.

4. Before the first occupation of the development hereby permitted, details of the proposed height, siting, appearance and construction of all boundary treatments (means of enclosure) shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment (means of enclosure) shall then be completed in accordance with the approved details prior to the first occupation of the development and notice shall be given to the Local Planning Authority when the approved scheme has been completed. The boundary treatment (means of enclosure) shall not thereafter be altered or removed, other than by necessary replacement.

Reason: In the interests of maintaining the visual amenities and character of the area, and in accordance with the aims and intentions of policies 12 and 23 and 24 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraphs 17 and 58 of the National Planning Policy Framework 2012.

5. The development hereby permitted shall not be occupied until the installation of a system for the disposal of surface water on the site has been completed in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority. The details shall include a programme for maintaining the system. The system shall be retained and maintained thereafter in accordance with the approved details.

Reason: To avoid flooding and in the interests of water quality and the residential amenities of future occupiers, in accordance with the aims and intentions of policy 26 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraphs 17, 103 and 109 of the National Planning Policy Framework 2012.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no development within Classes A, B, C, D and E of Part 1 of Schedule 2 to the said Order shall be carried out without an express grant of planning permission, namely:

The enlargement, improvement or other alteration of the dwellinghouse;
The enlargement of the dwellinghouse consisting of an addition or alteration to its roof;
Any other alterations to the roof of the dwellinghouse;
The erection of construction of a porch outside any external door of the dwelling;

The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure.

Reason: In the interests of maintaining the visual amenities and character of the area, and in accordance with the aims and intentions of policies 12 and 23 and 24 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraphs 17 and 58 of the National Planning Policy Framework 2012.

SERVICES

Mains electricity and water are believed to be available but applicants must make their own enquiries with the relevant service authority.

DIRECTIONS

Proceed out of Truro in a westerly direction along the A390 and at the Threemilestone roundabout take the second exit (straight ahead) and continue along the A390 for about a mile. Take the turning sign posted to Chacewater and continue along this road and the entrance to The Old Whim House will be identified on the right hand side just before the railway bridge.

