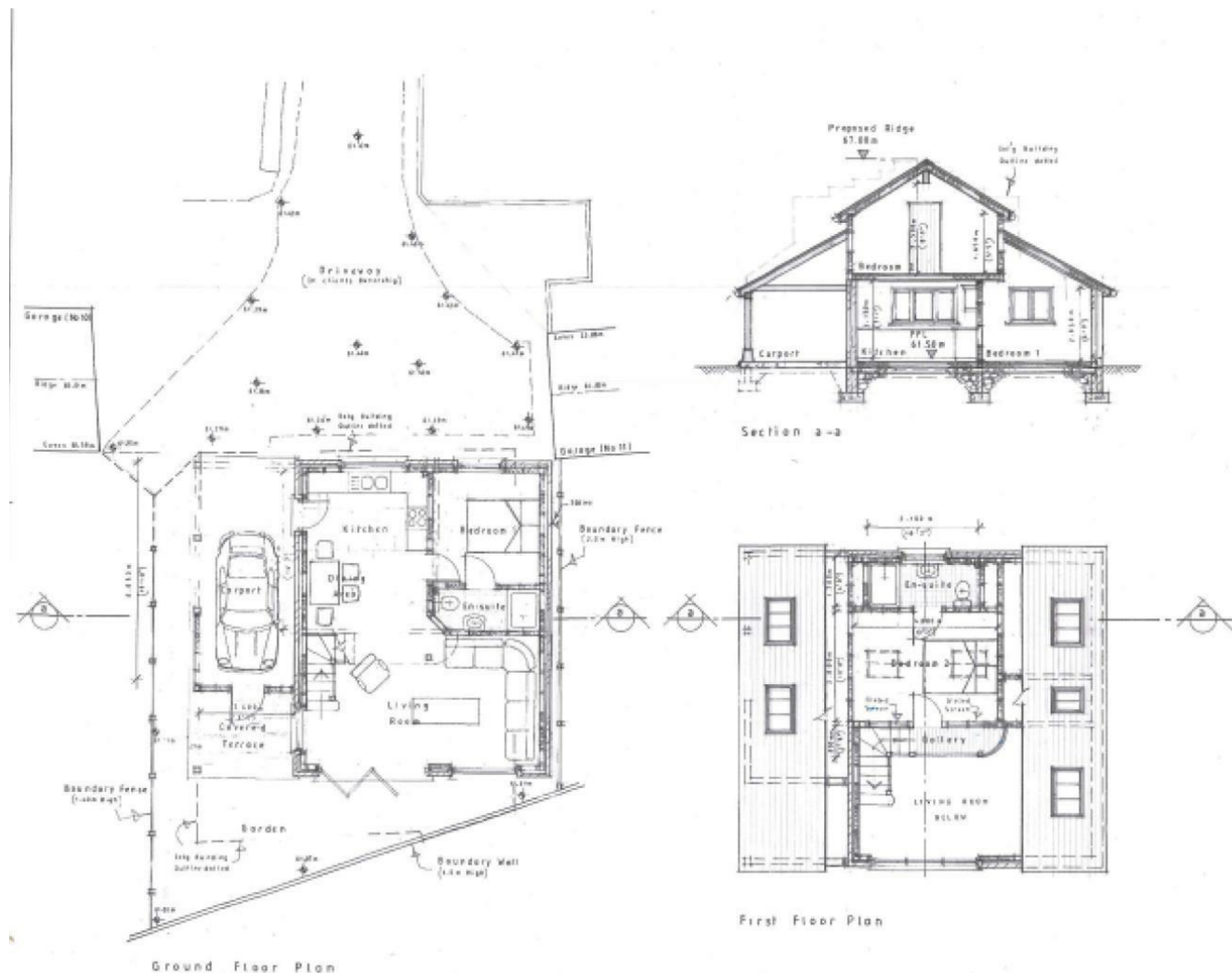


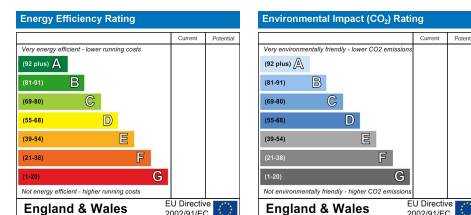
GERRANS, PORTSCATHO



KEY FEATURES

- Detached Former Coach House
- Planning Permission for Conversion
- Approx. 926 sq ft (86 sq m) of Accommodation
- Panoramic Countryside Views
- Rare Opportunity
- To Provide:
- Two En-Suite Bedrooms
- Open Plan Kitchen/Living/Dining Area
- Car Port
- Gardens

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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



THE OLD COACH GARAGE, GERRANS, PORTSCATHO, TR2 5ED

A DETACHED FORMER COACH HOUSE WITH PLANNING CONSENT FOR REDEVELOPMENT

An unusual building located on the edge of the village and with detailed planning consent for its demolition and construction of a new two bedroom detached dwelling purposely designed to reflect the character and style of the original structure.

Directly adjoining farmland and with beautiful unobstructed views in a westerly direction over a wide panorama of countryside.

GUIDE PRICE £165,000

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GENERAL REMARKS AND LOCATION

This is a very rare opportunity to purchase a building plot in this specific geographic location. The land presently comprises a tall structure built in the early 20th century to accommodate the local bus and is somewhat iconic in its design with a central core flanked by lean-to wings on either side. Planning consent has been granted to demolish the building and erect a new two storey dwelling to reflect the theme and form of the existing structure, and which is both contemporary and stylish in its arrangement of accommodation. On the ground floor there will be a large open plan living space, part of which will be open to the full two storey height and with the west elevation mostly in glass to maximise light and the outstanding countryside views. There is also to be an en-suite bedroom on the ground floor as well as a spacious master bedroom on the first floor approached from a galleried landing and with its own en-suite. A car port is to be integral with the structure. The overall floor area is estimated to be 926 sq ft (86 sq m).

The Old Coach Garage is tucked away off Tregassick Road which is part of the main thoroughfare leading through the village of Gerrans towards St Anthony. The building stands to the rear of the houses fronting Tregassick Road and is approached by a driveway which forms part of the freehold title but with rights of way over the same for the two adjoining houses.

The village of Gerrans and the neighbouring Portscatho between them offer a wide range of shops, two public houses, a social club, galleries, post office, a primary school, a butcher and even a doctors surgery. Gerrans is situated approximately 5 miles from the village of St Mawes which has a regular foot passenger ferry service to Falmouth and is approximatley 16 miles from the cathedral city of Truro by road where a mainline railway provides a direct service to London Paddington. Sailing facilities and a boat yard are approximately one mile away. There are a variety of beaches in the area, coastal and inland walks most of which are owned and protected by the National Trust. The nearby King Harry ferry provides a convenient and scenic route to Truro and Falmouth.

PLANNING CONSENT

A "Grant of Conditional Planning Consent" was granted by Cornwall Council (Application Number PA19/02004) on the 23rd May 2019. A full copy of the planning decision is available from the Agents but the conditions applicable are as follows:

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 No development, including demolition of the existing coach garage structure shall take place until a Construction Traffic Management Plan and programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- i) construction vehicle details (number, size and type);
- ii) vehicular routes and delivery hours;
- iii) the parking of vehicles of site operatives and visitors
- iv) loading and unloading of plant and materials
- v) storage of plant and materials used in constructing of the development;
- vi) wheel washing facilities;
- vii) measures to control the emission of dust and dirt during construction; and
- viii) hours of working on site.

Reason: In the interests of maintaining a safe and efficient highway network and in accordance with the aims and intentions of paragraph 108 of the National Planning Policy Framework 2019 and Policies 12, 13 and 27 of the Cornwall Local Plan Strategic Policies 2010-2030 and Policy GP2 of the Roseland Neighbourhood Development Plan 2015-2030. This pre-commencement condition is considered necessary in order to ensure that a strategy is agreed at the outset of the development process to ensure that traffic generated by the scheme and associated works are respectful of the receiving context.

4 No development shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include:

- a) a survey of the extent, scale and nature of contamination;
- b) the potential risks to:
 - o human health;
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - o adjoining land;
 - o ground waters and surface waters;
 - o ecological systems; and
 - o archaeological sites and ancient monuments.

Reason: To ensure that the health risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the aims and intentions of the National Planning Policy Framework 2019 with specific reference to paragraphs 178, 179 and 180 and Policy 16 of the Cornwall Local Plan Strategic Policies 2010 - 2030, Adopted November 2016. A pre-commencement condition is required in this case because it is essential to establish before any works



takes place the nature and extent of any ground contamination in order to safeguard the health of workers taking part in the development of the site and to ensure the appropriate design and subsequent safe occupation of the development.

5 No development shall take place where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. Reason: To ensure that the health risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the aims and intentions of the National Planning Policy Framework 2019 with specific reference to paragraphs 178, 179 and 180 and Policy 16 of the Cornwall Local Plan Strategic Policies 2010 - 2030, Adopted November 2016.

A pre-commencement condition is required in this case because it is essential to establish before any works takes place the nature and extent of any ground contamination in order to safeguard the health of workers taking part in the development of the site and to ensure the appropriate design and subsequent safe occupation of the development.

6 The approved remediation scheme in condition(5) shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before the development is occupied. Reason: To ensure that the health risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the aims and intentions of the National Planning Policy Framework 2012 with specific reference to paragraphs 178, 179 and 180 and Policy 16 of the Cornwall Local Plan Strategic Policies 2010 - 2030, Adopted November 2016.

7 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 the amenities of the occupiers of adjoining dwellings, the visual amenities of the area and the need to maintain the existing extent of the external amenity space, and in accordance with Policies 12 and 13 of the Cornwall Local Plan Strategic Policies 2010-2030, Policy GP1 of the Roseland Neighbourhood Development Plan 2015-2030 and paragraph 127 of the National Planning Policy Framework 2019.

8 Before the dwelling hereby permitted is occupied all boundary treatments shall be implemented in accordance with a scheme confirming details of the proposed height, siting, appearance and construction which shall previously have been submitted to and approved in writing by the Local Planning Authority. Notice shall be given to the Local Planning Authority when the approved scheme has been completed. The boundary treatments (means of enclosure) shall not thereafter be altered or removed, other than by



necessary replacement. Reason: In the interests of visual and residential amenity and in accordance with the aims and intentions of paragraph 127 of the National Planning Policy Framework 2019 and Policy 12 of the Cornwall Local Plan Strategic Policies 2010- 2030.

9 Before any of the development hereby permitted is brought into use the parking car port shall be laid out and constructed in accordance with approved drawing no. D.S.0006 and the said area shall not thereafter be obstructed or used for any other purpose. Reason: To ensure adequate parking and turning facilities off the adjoining highway and in accordance with the aims and intentions of paragraph 108 of the National Planning Policy Framework 2019, Policies 12, 13 and 27 of the Cornwall Local Plan Strategic Policies 2010-2030 and Policy GP2 of the Roseland Neighbourhood Development Plan 2015-2030.

10 Before the first occupation of the dwelling hereby permitted the first floor window on the east elevation to the ensuite shower room shall be fitted with obscure glazing and the window shall be permanently retained in that condition thereafter. Reason: To protect the privacy of the occupants of the dwellings known as nos. 10 and 11 Tregassick Road, Gerrans and in accordance with Policy 12 of the Cornwall Local Plan Strategic Policies 2010-20130 and paragraph 127 of the National Planning Policy Framework 2019.

OUTSIDE

The proposed dwelling will occupy most of the site of the present structure (although the freehold title includes the driveway and turning area) and the proposed plans allow for a small garden for sitting out.

SERVICES

Mains electricity is currently connected to the building. Mains water and drainage are available in the roadway and enquiries regarding connection should be made to the appropriate service authorities.

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.

DIRECTIONS

Proceed into the village of Gerrans and continue past the Church onto Tregassick Road. Opposite the entrance to the primary school, turn right into a driveway between numbers 10 and 11 Tregassick Road where The Old Coach Garage will be found at the end of this lane.

DATA PROTECTION

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 offices in Truro or St Mawes.

Philip Martin have been hand selected by the worlds largest relocation network as the best independent estate agent in Truro with access to buyers from all of the UK

"Just wanted to say a massive thank you for going above and beyond over the last year, to help me find a new home. Your patience and sheer hard work are so appreciated at a time when life was very difficult. You are great at your jobs and with people. You guys need recognising for what you do, day in, day out. Thank you from us all."