



Castle an Dinas Mine Buildings





# Castle an Dinas Mine

Castle-An-Dinas, St. Columb, Cornwall, TR9 6JB

St Columb Major 2.5 miles A30(T) 3 miles

An historic range of former mine buildings with consent for conversion to create 5 fully residential and one live-work dwelling

- Tremendous Opportunity
- Overall c. 525 sqm (GIA)
- Superb Landscape Views
- Detailed Planning Permission
- 5 Residential Dwellings – 1 Live/Work Dwelling • Superb Landscape Views • Total C. 2.49 Acres (1.01 Hectares)
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Guide Price £299,500

## SITUATION

The site is conveniently situated in central Cornwall on the slopes of Castle An Dinas between St Columb Major and Victoria. Castle An Dinas is an Iron Age hillfort about 700 feet above sea level.

## TOWN AND COUNTRY PLANNING

Detailed planning permission was granted by Cornwall Council on 4th December 2020 (PA20/02888) for repair and conversion of the mine buildings to form one live-work unit and five open market dwellings. A copy of the decision notice, associated drawings and relevant documentation are available from Stags' Truro office or can be viewed on line on the Cornwall Council online planning register [www.planning@cornwall.gov.uk](http://www.planning@cornwall.gov.uk).

The approach to Castle an Dinas Mine Buildings is over a right of way.

The detailed planning permission allows for the conversion of six former mine working buildings into five fully residential dwellings and one live-work dwelling. There are car parking spaces allocated to each of the conversions.

## Engine House House (A)

Overall about 260 sqm (building area), building A is a large former engine house building on which planning permission has been granted to create a pair of spacious 3 and 4 Bedroom semi-detached dwellings, good sized gardens and parking on the current planning permission.



## VIEW





### **Boiler House Building (B)**

This is a similarly spacious building with planning permission in place to create a pair of adjoining fully residential properties (one of which is restricted as a live-work unit) with garden areas and parking – one extending to about 144 sqm (building area) with 3 Bedrooms and the adjoining being a smaller two-bedroom property of about 52 sqm (building area). The larger property benefits from additional detached accommodation a short distance to the east as shown on the associated drawings to the planning decision notice at 'work' accommodation.

### **The Forge Building (C)**

A detached single storey building with extensive gardens, mainly to the front and all enjoying some superb uninterrupted views. The planning permission provides for a fully residential dwelling with an open-plan Kitchen and Living Room, 2 Bedrooms (one En Suite) and Bathroom. About 77 sqm (building area).

### **The Mine Office Building (D)**

Extending to about 37 sqm (building area), the mine office building is a further detached building with the benefit of consent to create a Kitchen, Living Room, Bedroom and Bathroom, together with outside car parking.

### **PLANS AND DRAWINGS**

There are plans for identification purposes only, which are not to scale, attached to these particulars showing the layout of the development and each of the dwellings. There are no public footpaths which cross any part of the property being sold.

### **GRID REFERENCE**

SX945620.

### **COMMUNITY INFRASTRUCTURE LEVY**

There is a Community Infrastructure Levy. Further details are available either from Stags upon request or by looking at the online planning register [www.planning@cornwall.gov.uk](http://www.planning@cornwall.gov.uk).

### **BAT HOUSE**

There is a requirement for a 'Bat House' to be constructed adjacent to the site.

### **VIEWING**

Strictly and only by prior appointment with Stags' Truro office on 01872 264488. Please take considerable care on viewing the site and all viewers do so at their own risk.

### **DIRECTIONS**

From Trekenning Roundabout on the A39 St Columb, take the exit towards Castle An Dinas. Pass the turnings on the right to Springfields Pony Centre and Blackacre Riding Stables, follow the road around to the right and after about a further 300 yards turn left up to Castle An Dinas. Take the left-hand stone track and drive up around the bungalow to the Cornwall Heritage Trust Car Park at the rear.

### **SERVICES**

Mains water is situated by the public road at the entrance about 350 yards to the south. Alternatively, it is considered that a private water supply may be available from the sinking of a bore hole. Mains electricity - there is an electricity pole nearby.

Drainage - it is envisaged that private drainage will be installed within the boundaries of the development site.

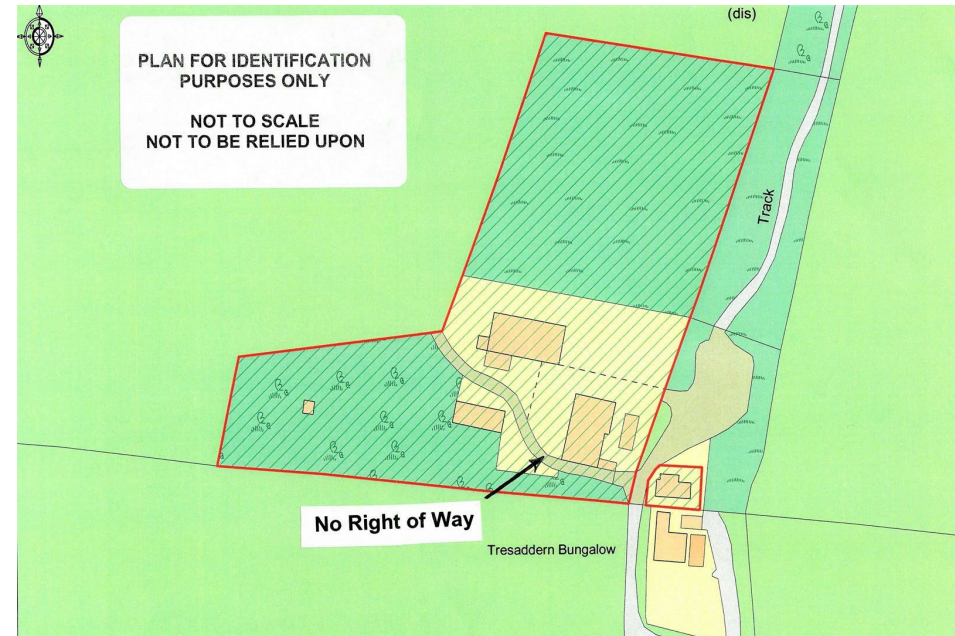
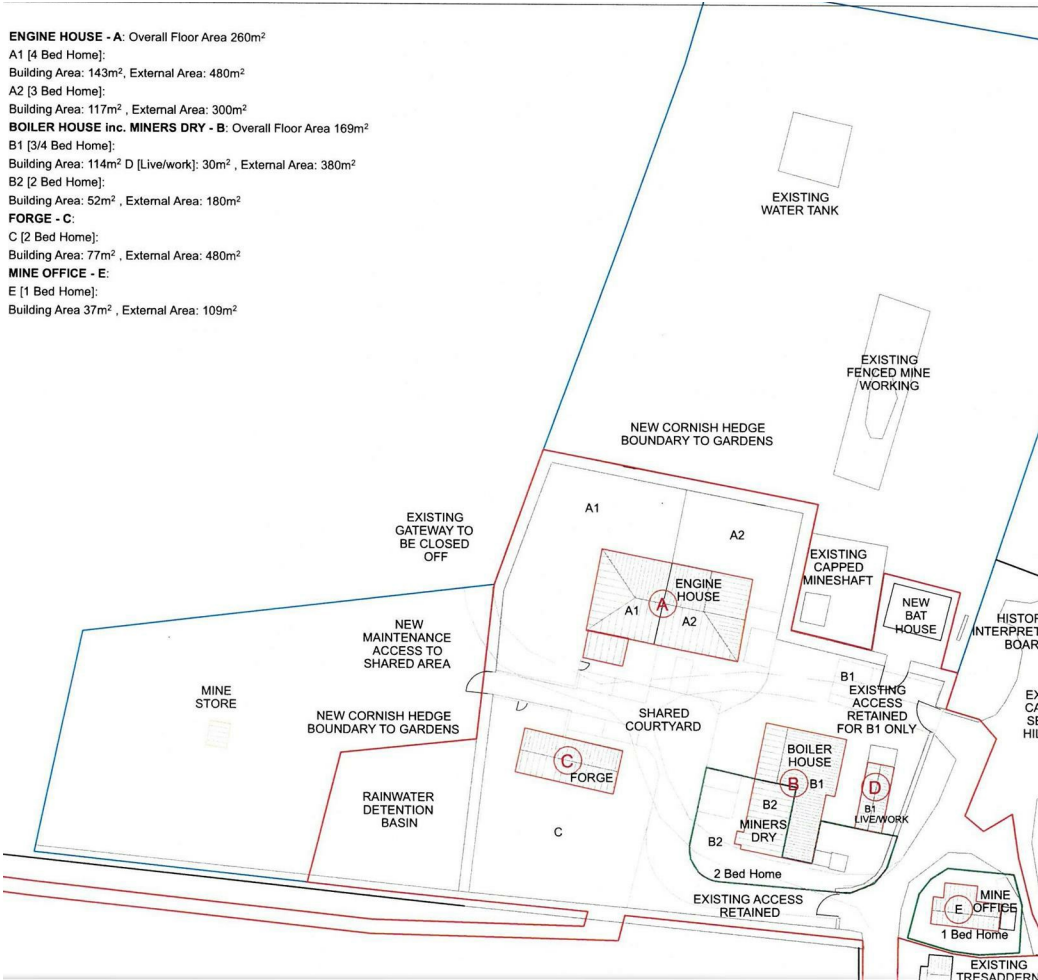
No checks have been carried out for service detail nor the availability checked with the appropriate service companies.





These particulars are a guide only and should not be relied upon for any purpose.

**ENGINE HOUSE - A:** Overall Floor Area 260m<sup>2</sup>  
 A1 [4 Bed Home]:  
 Building Area: 143m<sup>2</sup>, External Area: 480m<sup>2</sup>  
 A2 [3 Bed Home]:  
 Building Area: 117m<sup>2</sup>, External Area: 300m<sup>2</sup>  
**BOILER HOUSE inc. MINERS DRY - B:** Overall Floor Area 169m<sup>2</sup>  
 B1 [3/4 Bed Home]:  
 Building Area: 114m<sup>2</sup> D [Live/work]: 30m<sup>2</sup>, External Area: 380m<sup>2</sup>  
 B2 [2 Bed Home]:  
 Building Area: 52m<sup>2</sup>, External Area: 180m<sup>2</sup>  
**FORGE - C:**  
 C [2 Bed Home]:  
 Building Area: 77m<sup>2</sup>, External Area: 480m<sup>2</sup>  
**MINE OFFICE - E:**  
 E [1 Bed Home]:  
 Building Area 37m<sup>2</sup>, External Area: 109m<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1 2PE

truro@stags.co.uk

01872 264488



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