

SCOTT
PARRY

— ASSOCIATES —
SELLING HOMES THAT FULFIL YOUR LIFESTYLE

BARN AT CRIFFLE FARM TIDEFORD, SALTASH, PL12 5JU

OFFERS IN EXCESS OF £150,000





An interesting build project comprising a detached Atcost agricultural barn with Class Q permitted development for 2 residential units in a prized rural setting only 3 miles from the charming riverside village of St Germans. Proposed 2 x Semi-Detached Houses. Overall About 4900 sq ft, Long Drive (500 Yards), Ample Garden, Parking and Amenity Space.

ST GERMANS 3 MILES, WHITSAND BAY AND THE BEACHES 5 MILES, SALTASH 7 MILES, PLYMOUTH 13 MILES, FOWEY 22 MILES, EXETER 56 MILES

LOCATION

The nearby village of Tideford lies in the rolling countryside on the north side of the historic Port Eliot Estate, about six miles west of Saltash and the Tamar Bridge. The village includes a renowned traditional butchers, Montessori nursery school, public house of excellent repute, restaurant, children's playground and community centre. The A38 provides excellent access to Plymouth and all parts of the region. There is a regular bus service through Tideford to Plymouth and neighbouring towns. The villages of St Germans and Landrake, about three miles away, have primary schools, while St Germans also includes a sailing club on the River Lynher and main line railway station with commuter service to Plymouth and beyond (Plymouth to London Paddington 3 hours).

The town of Saltash has a Waitrose store on its northern outskirts, St Mellion International Golf Resort, the South Cornish coast of Whitsand Bay and the wide expanse of Bodmin Moor are all within a short drive.



DESCRIPTION

An exciting development opportunity comprising an agricultural barn benefitting from Class Q permitted development with the proposal demonstrating conversion to two semi-detached dwellings totaling about 4900 sq ft over two floors.

The planning application number is PA23/05877 and a full copy of the plans and planning permission are available either by visiting the Cornwall Council Online Planning Portal quoting the application number or by email from Scott Parry Associates. Whilst the permitted application is for conversion/adaption of the existing building there may be the potential for new build replacement now that the residential principle is established, this of course subject to approval by Cornwall Council and buyers are advised to make their own enquiries in this regard.

The existing agricultural barn comprises a precast portal frame building by Atcost Ltd with corrugated asbestos sheeting. The proposal demonstrates adequate window openings on each elevation to create a comfortable living environment with a tall atrium style window on the south elevation and balconies on the east elevation to take advantage of the views.

The proposed accommodation is for a pair of mirror image semi-detached dwellings the centrepiece of each being a fabulous 50' full height and open plan Living Room/Kitchen and the Luxurious Principal Bedrooms.

The proposed layouts are demonstrated on the attached floorplan.



OUTSIDE

The property is approached over a long entrance drive of about 500 yards. The driveway will be sold with the property and there is a right of way over in favour of Criffle Farm, our client will also reserve a right of way for access to their retained land. The maintenance and upkeep of the drive will be the responsibility of the new owner and the cost shall be split 50:50 with the proprietors of Criffle Farmhouse.

There is ample outside space for the provision of parking and garden space.

EPC RATING - EXEMPT





SERVICES

Drainage is to a proposed private system. Mains electricity is believed to be available close by, no enquiries have been made in this regard and prospective purchasers are advised to make their own enquiries regarding the availability and cost of connection prior to committing to the purchase. Our client will grant any relevant easements over their retained land to facilitate the installation of the services including a borehole water if required, plans to be agreed with the purchaser

Broadband - Ultrafast available. Mobile Coverage - Likely.

BOUNDARIES AND COVENANTS

Purchasers will be required to make up and keep all boundaries in a stock proof manner.

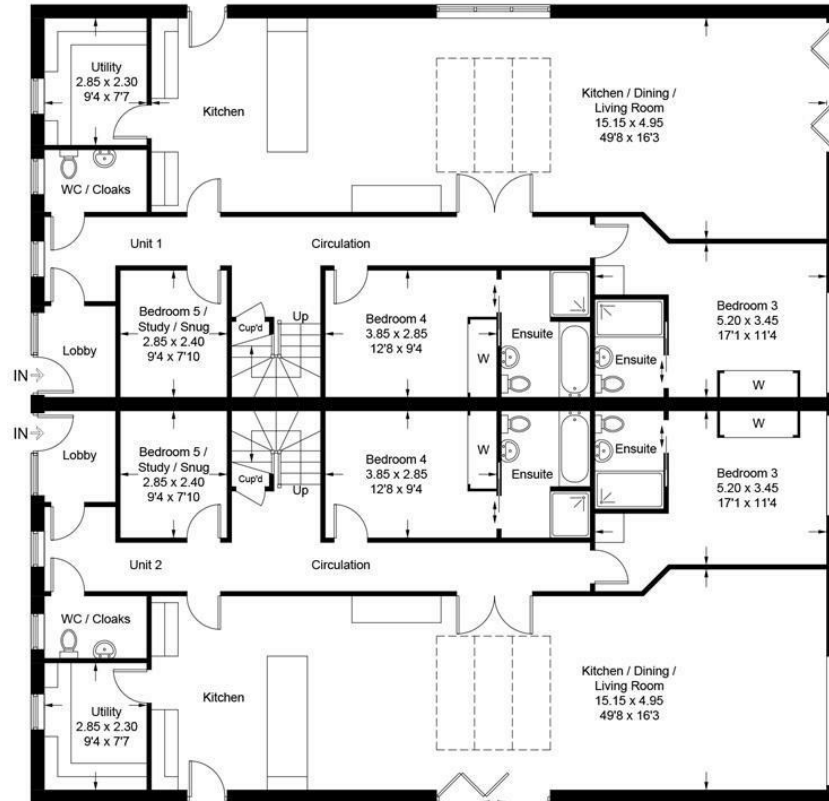
Covenants – available upon request but the usual Estate reservations are to apply.

DIRECTIONS

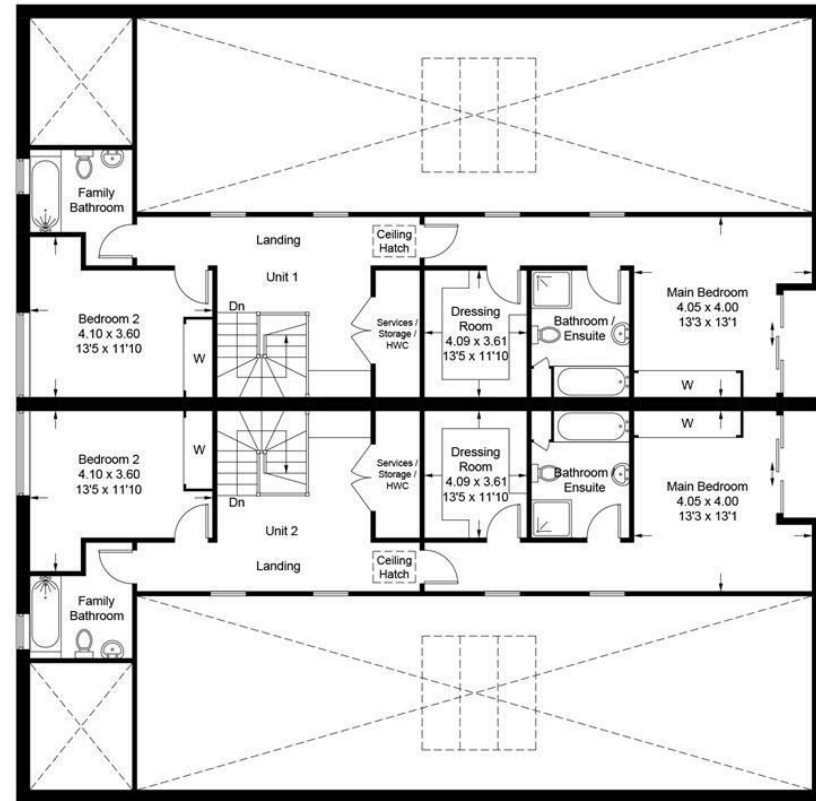
Using Sat Nav - Postcode PL12 5JU - please take care on the drive as it is an unmade track.

Barn At Criffle

Approximate Gross Internal Area = 455.2 sq m / 4900 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1115513)

These particulars should not be relied upon.