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Building Plot at Trevenna Cross





### THE ACCESS

Access is over a splayed entrance from the public road which also serves other similar residential plots – two of which have been built out in recent years to present good quality spacious detached houses.

There is an existing block splayed access from the public road which the Vendor will render and tarmac over the initial portion.

### SITUATION

The building plot is situated on the south-eastern edge of the hamlet of Trevenna Cross in attractive rolling countryside just to the north-east of the popular village of St Mawgan and about 2 miles inland from Mawgan Porth and its sandy beach.

### TOWN AND COUNTRY PLANNING

Outline Planning Permission was granted on 17th July 2024 (Application no. PA23/06031) for the construction of a single residential dwelling. Copies of the relevant decision notice and associated plans are available from Stags' Truro office on request or alternatively can be viewed on the Cornwall Council Online Planning Register – [www.planning@cornwall.gov.uk](http://www.planning@cornwall.gov.uk).

There will be a Community Infrastructure Levy.

In the usual way, the Outline Planning Permission requires application for the approval of reserved matters within three years from the grant of Outline Planning Permission and the commencement of the development of the site within two years from the final approval of the reserved matters.

### DESCRIPTION

The plot is level and accessible.

Currently within the plot is a U-shaped range of purpose built stables – part of which may be useful for storage during the course of construction.

### VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

### DIRECTIONS

Travelling towards Wadebridge on the A39 St Columb by-pass, turn left where signed towards Talskiddy. Drive for about a mile, ignoring the turning towards Talskiddy, and at the junction turn right (effectively continuing straight on) towards St Mawgan. At the junction after about 75 yards, bear to the left towards St Mawgan. Drive for about two miles and upon reaching Trevenna Cross there are stables on the right-hand side and the block splayed entrance is visible.

### SERVICES

Mains water connected. Mains electricity: there is a mains electricity pole to the north-east. Drainage: On site private drainage to be installed.

St Mawgan 0.25 mile Mawgan Porth Beach 2 miles

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A fine level residential building plot on the edge of a hamlet at Trevenna Cross

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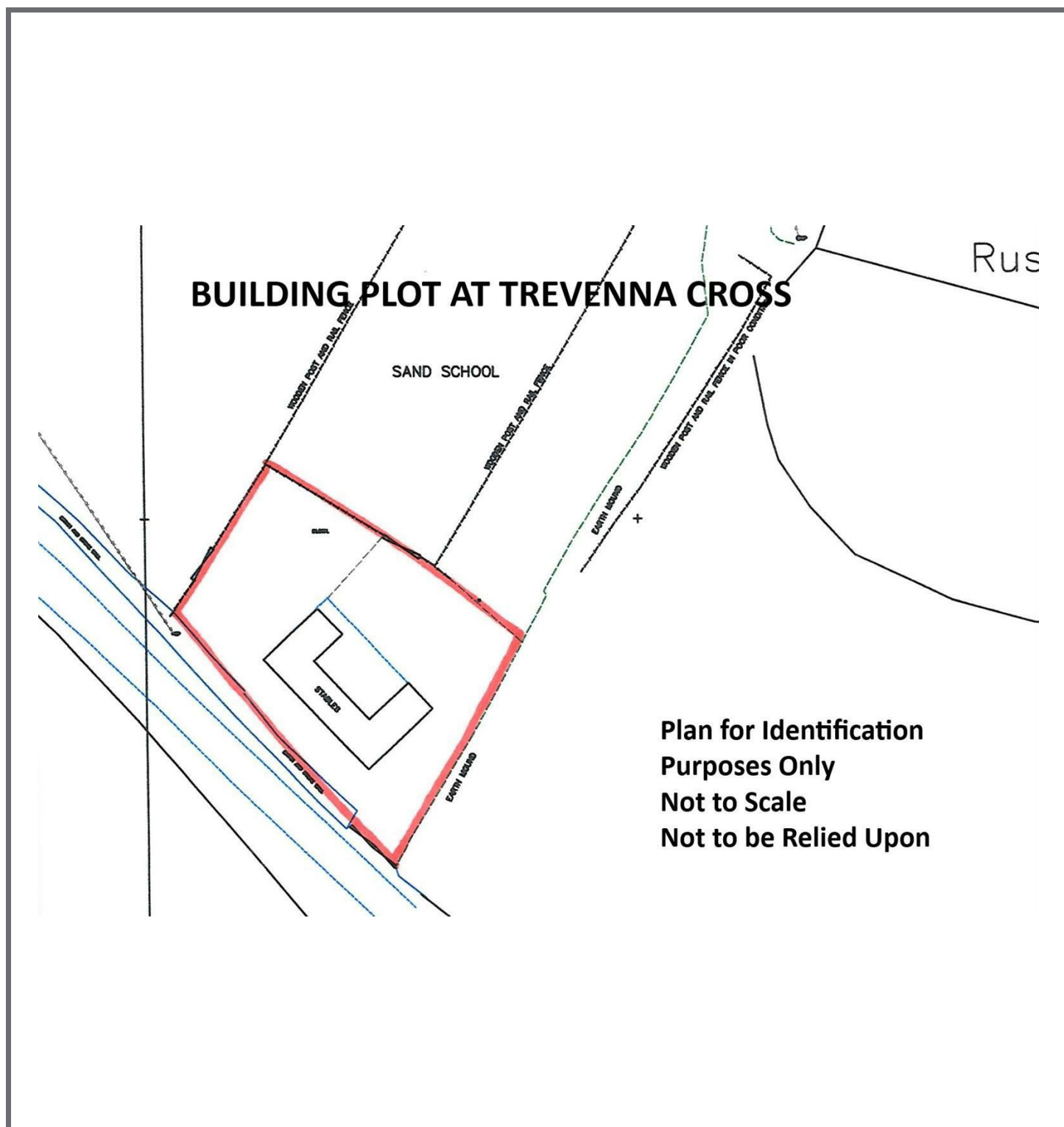
- Outline Planning Permission
- Mains Water Connected
- Level Site
- Good Address
- Potential Views
- Freehold

Guide Price £190,000









IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	

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