



'High Cross' - Residential Development Site

Enys, Penryn



High Cross, Enys, St. Gluvias, Penryn, Cornwall, TR10 9LB

A residential development opportunity with full planning approval set within an elevated position to the north of Penryn and close to Enys house and gardens. This exciting opportunity to deliver five high-quality contemporary homes enjoys a quiet position adjoining farmland and within easy access to the nearby towns of Penryn, Falmouth and the creekside villages of Mylor and Flushing.

Distances

Penryn – 0.5; Enys Gardens – 1; Mylor Bridge – 2; Flushing – 2; Tremough campus – 2.5; Falmouth – 3; Mylor Yacht Harbour – 3; Perranwell Station (branchline rail) – 3.5; Truro – 8.5; Cornwall Airport – 27

(All distances are approximate and in miles)

Location

Located on the northern outskirts of Penryn, close to Enys gardens, High Cross enjoys a semi-rural position on the edge of an 'Area of Outstanding Natural Beauty' close to the waterside villages of Mylor Bridge and Flushing.

Penryn is now a vibrant town with a wide variety of small businesses based along the waterside with the historic town centre including coffee shops, bars, celebrated sushi restaurant, country stores, fish mongers, cycle shops, interiors boutique along with many others. The town is also on the branchline rail connecting Falmouth with Truro and the nearby university campus at Tremough provides a wide range of courses including performing and visual arts, along the Innovation Centre for independent Cornish businesses.

The nearby waterside village of Flushing is a magical setting with its streets lined with former sea captains' houses. Across the river, Falmouth, the thriving harbour





town with its Packet Ships history and creative arts scene, boasts independent shops, restaurants, three beaches and buzzing atmosphere all year round. Twice a week at the nearby Tregew Farm is the popular and highly regarded Food Barn showcasing a wide variety of high-quality Cornish produce.

The site

The site enjoys an elevated position to the north of Penryn. The general topography of the site slopes from northeast to southwest. The original house, High Cross, is remains in place and the site enjoys mature boundaries and totals approximately 0.83 acres (0.34 hectares). The site is on the edge of a well-established residential area and enjoys a high degree of privacy.

Planning & CIL

The site has the benefit of full planning consent the construction of five brilliant new homes (PA21/07665 dated 23/08/2021).

The total CIL liability (as per current planning permission) is £92,336.72– this payment will be the purchaser's responsibility.





Directions

Proceeding into Penryn on the B3292, continue along The Praze, passing We Store Cornwall on the right and take the next left into Truro Hill. Continue up Truro Hill for approx.. 500 yards (0.3 m) and take the left – High Cross is the 2nd drive on the left.

What 3 Words

///phones.amaze.focal

Services, tenure and general information

Freehold. We understand that the current property has mains gas, electricity, water connected and private drainage. However, all interested parties are deemed to have made their own enquiries to the relevant services authorities and providers.

Method of Sale

The freehold of this site is offered for sale on an unconditional basis by way of private treaty.

Viewing arrangements

If you require access to the site, please contact Shore Partnership for an appointment.

IMPORTANT NOTICE Shore Partnership, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Shore Partnership has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

PROPERTY AGENTS

Where you live matters

shorepartnership.com

contact@shorepartnership.com | 01872 484484