



## Building Plots at Little Acre Stithians

This south facing residential development opportunity with outline planning for the construction of two detached homes enjoys a rural location close to Stithians reservoir, the village and miles of rolling countryside, with both north and south coasts within a short drive.



**SHORE**  
PARTNERSHIP



# Little Acre, Tresevern Croft, Tresevern Hill, Stithians, TR3 7AR

# Area Map

## Distances

Stithians – 1; Stithians lake water sports centre – 1.5; Perranwell Station (branchline rail) – 5; Tremough (university campus, Penryn) – 5; Falmouth – 9; Portreath – 8; Mylor Yacht Harbour – 9; Truro – 10.5; Helston – 10.5; Porthleven – 12; Gwithian – 13.5; Cornwall Airport – 28

(all distances are approximate and in miles)

## Location

Just a few hundred yards from Stithians lake and surrounded by beautiful countryside, Little Acre is south facing site enjoying a charming rural position close to the watersports centre and village. Located in the heart of Cornwall's iconic mining landscape, Stithians lake is one of the largest inland water features in Cornwall, with something for everyone to enjoy, including beautiful walks, fishing, water sports, lakeside café and camping - both a tranquil setting and hive of activity.

The village of Stithians is within a short drive and provides day-to-day amenities including a highly regarded county primary school, village shops, local doctors' surgery and sub-post office as well as a village pub, The Seven Stars. The village also includes an active community centre and the Stithians showground (site of Cornwall's largest one-day agricultural show).

Centrally positioned between Cornwall's north and south coasts, Stithians is also conveniently located for the surrounding towns of Falmouth, Truro, Redruth and Helston ensuring these homes are well located to enjoy the very best of Cornish life.

## The site

The site enjoys a rural position on a quiet no-through lane, close to Stithians lake. The general topography of the site is level and adjoins open fields. The site is clear and the whole area totals approximately 0.25 acres (each plot therefore 0.125 acres). Additional garden land is available by separate negotiation.

## Planning & CIL

The site has the benefit of outline planning permission (PA22/07734) granted by Cornwall Council for the construction of two detached residential properties. Please note that the computer-generated images shown are indicative and outline only. Due to constraints within the site (power cable and water main), the positions and style of the houses may alter when the related reserved matters application is determined.

Please note that the proposed development set out in this application will be liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). The amount of the liability will be calculated when the related reserved matters application is determined. Further information about CIL is available at [www.cornwall.gov.uk/cil](http://www.cornwall.gov.uk/cil)

This payment will be the purchaser's responsibility.

## Services, tenure and general information

Freehold. We understand that mains water and electricity are in close proximity to the site however all interested parties are to make their own enquiries to the relevant services authorities and providers.

For further information or to arrange a site visit please call Shore Partnership on 01872 484484.

## Method of sale

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

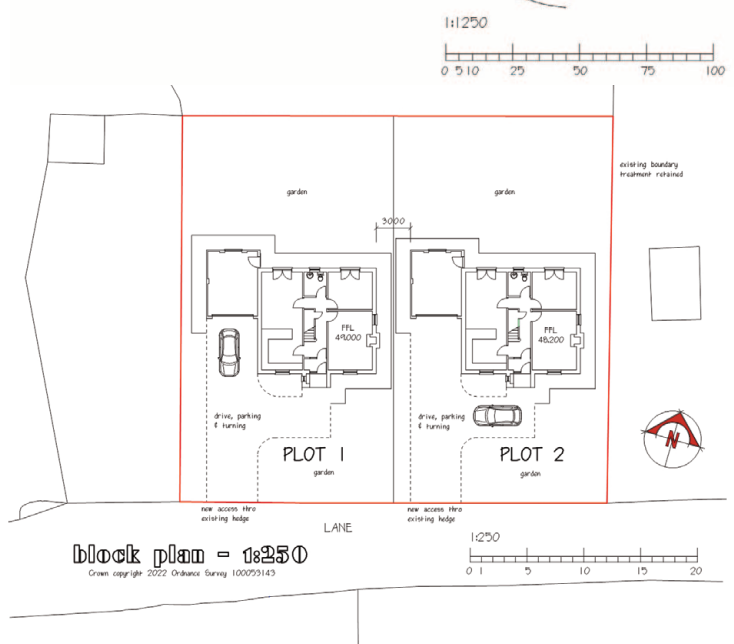
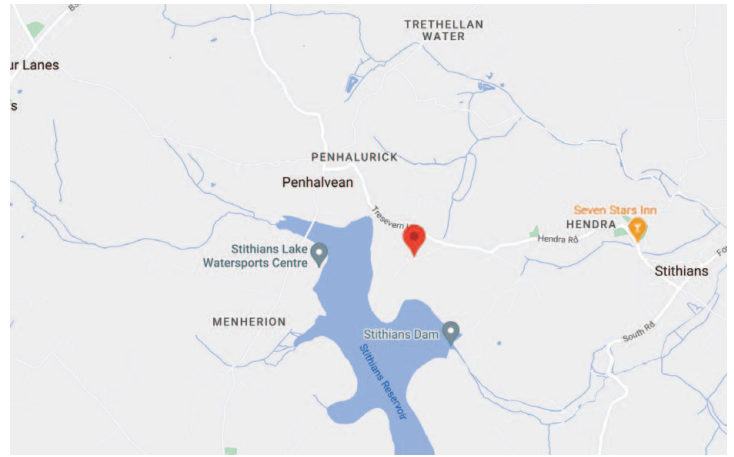
## Viewing arrangements

The site can be viewed from Tresevern Hill during daylight hours. If you require access to the site, please contact Shore Partnership for an appointment.

## Directions

From the centre of Stithians with The Seven Stars on your right and the school on your left - proceed along Church Road and follow the road around the left-hand bend into Hendra Road. Follow Hendra Road out of the village into Goonlaze. Approximately 0.8 miles from the village turn left at the junction and continue along the lane - the plots will be found on your right after 350yds.

What 3 Words ///powers.zinc.glossed



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PROPERTY AGENTS

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