



Little Acre

Stithians



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

This south facing residential development opportunity with planning in principle (PIP) 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.

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)

The Location

Just a few hundred yards from Stithians Lake and surrounded by beautiful countryside, Little Acre is a south-facing site enjoying a charming rural setting close to both the water sports centre and the village. Set within the heart of Cornwall's iconic mining landscape, Stithians Lake is one of the county's largest inland water features and offers something for everyone, including scenic walks, fishing, water sports, a lakeside café, camping, and the highly regarded Golden Lion traditional pub. It is both a tranquil setting and a lively hub of activity. Both the lake and Stithians village are within walking distance of the plots.

The village of Stithians is just a short drive, or pleasant walk, away and provides a good range of day-to-day amenities, including a highly regarded county primary school, village shops, a doctors' surgery, and a sub-post office, as well as the village pub, The Seven Stars. The village also benefits from an active community centre and the Stithians Showground, home to Cornwall's largest one-day agricultural show. At the end of the lane, a bus service runs to Camborne, while additional buses from the village connect to nearby towns including Falmouth and Truro.

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 garden and woodland. The site is clear and the whole area totals approximately 0.25 acres.

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.

Planning & CIL

The site has the benefit of a planning in principle (PA25/07798) for the construction of two detached residential properties. Please note that the CGIs shown are indicative and outline only. Due to constraints within the site, 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

This payment will be the purchaser's responsibility and will be determined once full planning is achieved.

Services, tenure and material 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.

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 400yds.

