



The Old Quarry – building plot

Malpas, Truro



The Old Quarry, Land to the north of Western Cottage, Malpas, Truro TR1 1SQ

The Old Quarry is a rare building plot on the edge of Malpas, benefitting from Planning in Principle for a single contemporary home. Enjoying its own private access in addition to a shared entrance, the site sits within a wooded setting that opens up towards the Truro River, offering the chance to design a home that makes the most of its water views, with the village, pub and marina all just a short walk away.

Distances

The Heron Inn – 500 yards; Malpas marina – 535 yards; Boscawen Park, Truro Cricket Club and tennis courts – 1; Truro cathedral – 2.2; Truro School – 2.2; Penair School – 3; Truro High School – 2.8; Truro College – 5.5; Loe Beach Watersports (Feock) – 7.5; Falmouth University (Tremough Campus) – 10.5; Perranporth – 11.5; Mylor Yacht Harbour – 13; Falmouth – 13; Cornwall Airport (Newquay) – 20.5

(All distances are approximate and in miles)

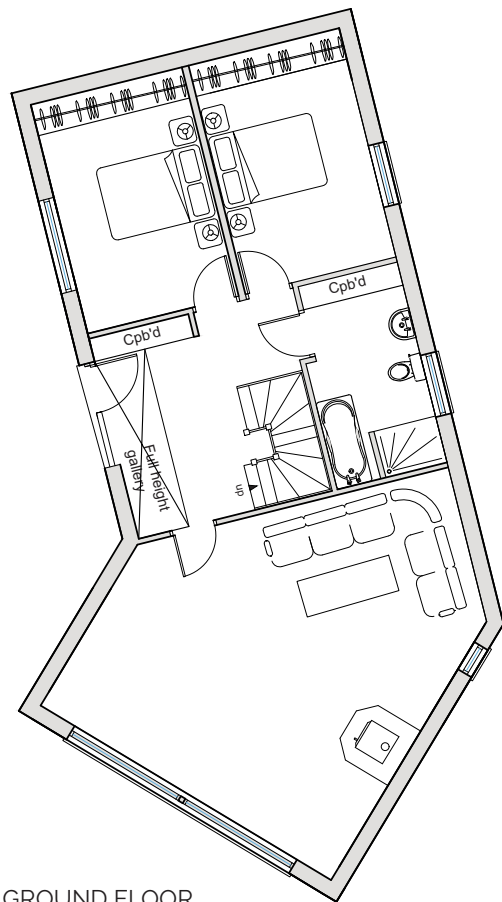
The Location

Within an Area of Outstanding Natural Beauty, Malpas is a small waterside community providing an enviable lifestyle based around a popular pub, modern village hall, marina and popular walks to St Clement in one direction and Boscawen Park (with its tennis courts, coffee shop, childrens' play area, lakeside café and cricket club) in the other. It is very hard to think of anywhere this close to Truro that provides such a peaceful and inspiring setting.

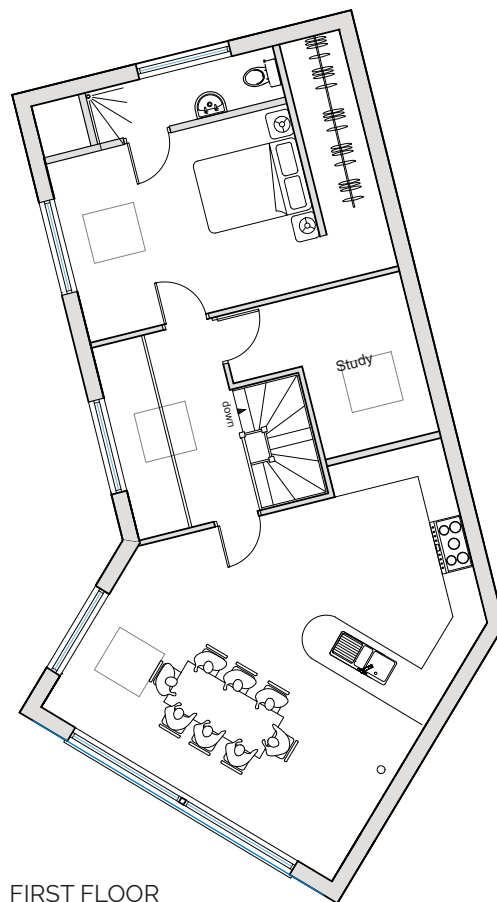
High-quality state and public schooling, along with nurseries and primary schools, are all close by and the centre of Truro, with its national-class Hall for Cornwall, caters for most day-to-day needs.

Further afield but within a short drive are the exceptional sailing waters of the Fal River, the buzzing university seaside town of Falmouth and the famed surfing beaches on the north coast. And if you need to get to London quickly or fancy a holiday in Portugal, Cornwall's airport near Newquay is just 20 miles away.

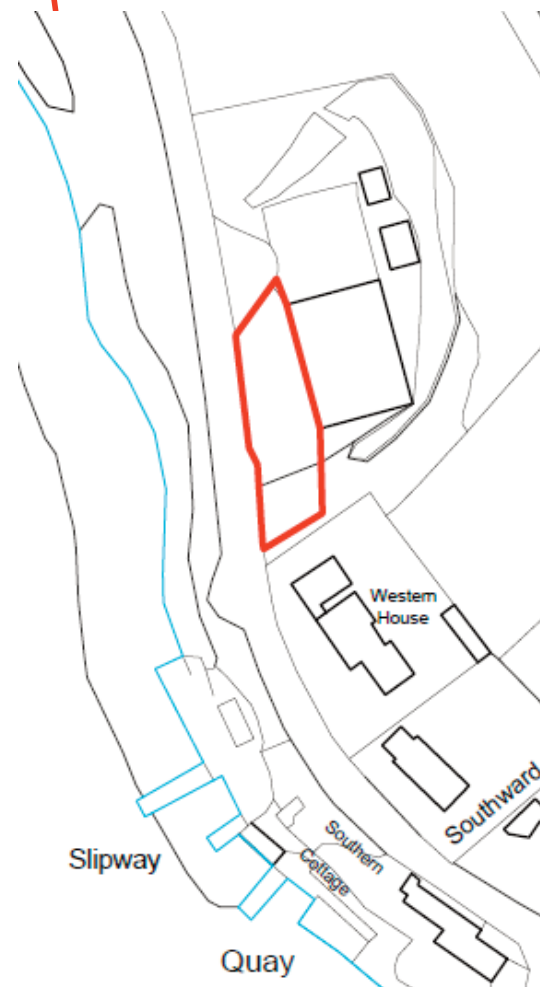




GROUND FLOOR



FIRST FLOOR



The Plot

- Planning in Principle (achieved by Truro-based Laurence Associates) granted November 2025 for a single residential dwelling
- PA25/06889
- Indicative CGIs and plans provided by St Agnes-based NHB Architectural Services
- Example property images and plans shown for illustrative purposes only
- Private access and shared access from the road
- River views
- The site is within Flood Zone 1 and outside any Critical Drainage Area and is not vulnerable to surface or ground water flooding
- The site is within the zone of influence for the Fal and Helford Special Area of Conservation
- The 'permission in principle' consent route has two stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle, and the second (technical details consent stage), is when the detailed development proposals are assessed. This consent relates to the first of these two stages. CIL is therefore determined within stage 2 (technical details).

Tenure, planning and material information

Freehold. Planning in Principle reference PA25/06889. Three years from November 2025 to determine a technical details application (stage 2).

Services: All interested parties are to make their own enquiries to the relevant services authorities and providers with regards to services. We understand from the seller that electricity is connected to the site and that mains water / drainage runs within the road adjacent to the land.

Agent's note: the adjacent land within the old quarry and the dilapidated barn is owned by a separate party and subject to Planning in Principle for three detached homes.

Broadband: Fibre is available in the postcode (source: <https://www.openreach.com/fibre-checker/my-products>)

What 3 Words ///occupy.splinters.adopts

Directions

Travelling along Malpas Road, continue past Boscawen Park, through Sunny Corner and along the tree-lined road to Malpas Village. The Old Quarry is located on the left-hand side, just before the first properties come into view. Please note that the plot for sale is the area between the large barn / shed and the road, not the shed itself.





FIXTURES AND FITTINGS Only those fixtures and fittings mentioned specifically in the sales particulars are to be included in the sale. All others (including light fittings not mentioned, furniture, garden furniture, garden ornaments etc) are not included but may be available by separate negotiation.

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.



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