



Trevalso Farm

| CORNWALL

| **Carter Jonas**

TREVALSO FARM ZELAH CORNWALL TR4 9HZ

175 acre mixed farm with a substantial farmhouse and traditional barns benefitting from planning consent for 5 dwellings.

- 6 bedroom, 3,037 sq ft non-listed farmhouse.
- Range of traditional barns with consent for 5 dwellings.
- Arable, pasture and lower lying land with high environmental/wildlife value.
- Central, accessible location adjacent to A30.
- Excellent road access (once A30 upgrade is complete, due 2023).
- Available as a whole or in 5 lots.
- In total approximately 175.92 acres.

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LOCATION

Located in central Cornwall, to the south of the A30, with farmhouse and buildings orientated south to overlook the upper River Allen valley, Trevalso Farm is located within 6 miles of the city of Truro. As the administrative heart of Cornwall, Truro provides a wide range of professional services, employment and retail opportunities, alongside cultural activities driven by the Cathedral and the recently refurbished Hall for Cornwall. Truro provides a wide range of private and state schooling and is home to Triliske Hospital.

Being located centrally within Cornwall, the farm has easy access to both north and south coasts, the north coast being within 5 miles via country roads, allowing buyers to enjoy the differing outdoor activities Cornwall has to offer from sailing to surfing.

Main line train services run from Truro direct to Plymouth, Exeter and London, including a sleeper train. National and international flights run from Newquay International Airport, approximately 15 miles away, and the proximity to the A30 allows easy and quick access up and down the county to many other towns, villages and destinations that Cornwall has to offer.

The northern edge of the farm borders the A30, which is currently undergoing a widening scheme to provide a dual carriageway. Once complete, due in winter 2023, the farm will have easy access from the village of Zelah by way of an underpass that will allow immediate access to both the village amenities and to the A30, significantly improving travel around the county and to/from elsewhere in the south-west and UK.

PROPERTY

Trevalso Farm is a diverse mixed farm which will appeal to buyers due to its ability to provide a range of future uses. Available in lots or as a whole, each element is able to be used and managed individually or complementary to each other.

Planning consent has been obtained on the attractive range of traditional barns for 5 additional dwellings. The consent provides flexibility for future use and will enable buyers to develop and create a complex, be it for residential, leisure, educational or equestrian purposes, or simply for the enjoyment of living in an accessible part of Cornwall, with land at your disposal, perhaps for multi-generational living and with significant income generation potential.

The farm consists of the following lots:

Lot 1: Farmhouse, gardens and two paddocks, totalling approximately 1.74 acres.

Lot 2: Range of traditional barns, modern farm building and paddock, totalling approximately 1.46 acres, with consent to convert into 5 dwellings.

Lot 3: Approximately 125.84 acres of arable, pasture and lower lying land, with a central access track and substantial farm building.

Lot 4: Approximately 18.42 acres of arable and pasture land in three fields, located close to the farmhouse, with individual road access.

Lot 5: Approximately 28.46 acres of pasture land, lower lying land and woods in three fields, with individual road access.



LOT 1: FARMHOUSE

Trevalso Farmhouse is a traditional 6-bedroom, double fronted house, understood to have been constructed in the 1870s. Accessed via a pretty gate with slate steps and a pathway through the front garden, adding symmetry to the front elevation, the house is elevated above the minor country road and is orientated south-east, with views over land within the farm and across the valley.

An entrance porch with stained glazing leads to a large hallway, from which the stairs to the first floor are accessed, as well as two large reception rooms, both with fireplaces. Wide, hardwood timber doors and staircases, ornate plasterwork and substantial sash windows with angled reveals provide light and a sense of grandeur that is admired and appreciated in houses from this period.

The hallway leads to the rear section of the house, which is laid out in an L-shape design, encompassing a kitchen, secondary kitchen, separate boot room, two further rooms currently used as a utility and study but able to be altered as buyer may wish, as well as a secondary staircase.

The first floor mirrors the ground floor with three bedrooms overlooking the front elevation and three further bedrooms accessed by a landing as well as a family bathroom. The ability to reorganise the layout to add en-suites, bathrooms and/or dressing rooms is clear, the second staircase allowing the rear part of the house to be used separately should buyers so wish. Windows are a mixture of uPVC double glazed and timber sash windows.

The house would benefit from modernisation to fully expose and enhance the original specification and features, any renovation plans being assisted by its non-listed status.

Outside there are front and rear gardens as well as two paddocks, of 0.55 acres and 0.79 acres respectively, that allows the buyer of the house to control the land around the house and put it to whatever use they may wish, potentially including screening of the A30 once construction is complete.

FLOOR PLAN

TREVALSO FARM
ZELAH
CORNWALL
TR4 9HZ

Approximate area:
3037 Sq ft / 282.1 Sq m



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

LOT 2: TRADITIONAL FARM BUILDINGS

The range of traditional barns are laid out facing south-east, situated around a courtyard at its centre, comprising single and double storey elements. Constructed of stone with extensive openings and with Delabole slate roofs, consent has been obtained for the conversion into 5 individual dwellings with a total gross internal area of approximately 468 sq m.

The complex is accessed directly from the public highway, each dwelling having a private garden to its rear, in addition to a further single storey stone barn not forming part of the consented development. A large area to the front, currently consisting of a modern portal farm building will provide extensive

parking and an adjacent paddock area of approximately 1/3 acre is situated behind a garden wall with its own individual access to the public highway.

Access to Lot 3 (land) is currently through the building area. The buyer of Lot 2 will be required to install the alternative

agricultural access as outlined in the planning permission. Until such time as the alternative access is installed, the owner of Lot 3 (land) will have access rights over Lot 2, these rights will be extinguished once the alternative access is completed. The alternative access is located on land forming part of Lot 3 (land).



PROPOSED FLOOR PLAN & SITE PLAN

TREVALSO BARN
ZELAH
CORNWALL
TR4 9HZ

Approximate area:
5037 Sq ft / 468 Sq m



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

LOT 3: 125.84 ACRES OF LAND

The land is located to the north and east of the farmhouse and buildings area, positioned on the northern side of the valley, consisting of level fields with a gentle southerly aspect, running down to the headwaters of the River Allen. A central access track allows access to all fields, the land to the north being predominantly arable, to the south being predominantly pasture, with an area of lower lying land and small wood on the southern boundary, ideal for wildlife and habitat purposes.

Currently farmed on an extensive basis, the land is classed as Grade 3 on the Agricultural Land Classification System with the Cranfield Soilsdapes database classing them as freely draining slight acid loamy spoils which are usually associated with arable and grassland land use. The soils are noted as being suitable for a range of spring and autumn sown crops, grassland use having a long grazing season, and with free drainage reducing the risk of soil damage from of grazing animals or farm machinery.

Included within this lot is a large steel framed aircraft hanger style farm building, 18.5m x 22m in size with high eaves and roof as you would imagine from a hanger building. Situated adjacent to the access track, it is in an ideal location for a replacement building should buyers so wish. Some land features towards the east of the land indicate historic mining activity may have been present on the land, as is common across Cornwall, however there has been no impact on recent farming operations as a result.



Lot 3



Lot 4

LOT 4: 18.42 ACRES OF LAND

Positioned close to the farmhouse, on the opposite side of the minor country road, the land consists of three level fields, currently being used for arable and pasture uses. Access via two gateways, both from minor country roads, allows this block of land to be used in conjunction with others or separate from the main farm area.

LOT 5: 28.46 ACRES OF LAND

Located further away from the main farm area and accessed via a country road, the land consist of three pasture fields with a southerly aspect and that gently run down to the River Allen. The majority of the land is good quality pasture, the lower area of each field being land ideal for wildlife and amenity purposes, including an area of woodland approximately 2.5 acres in size.

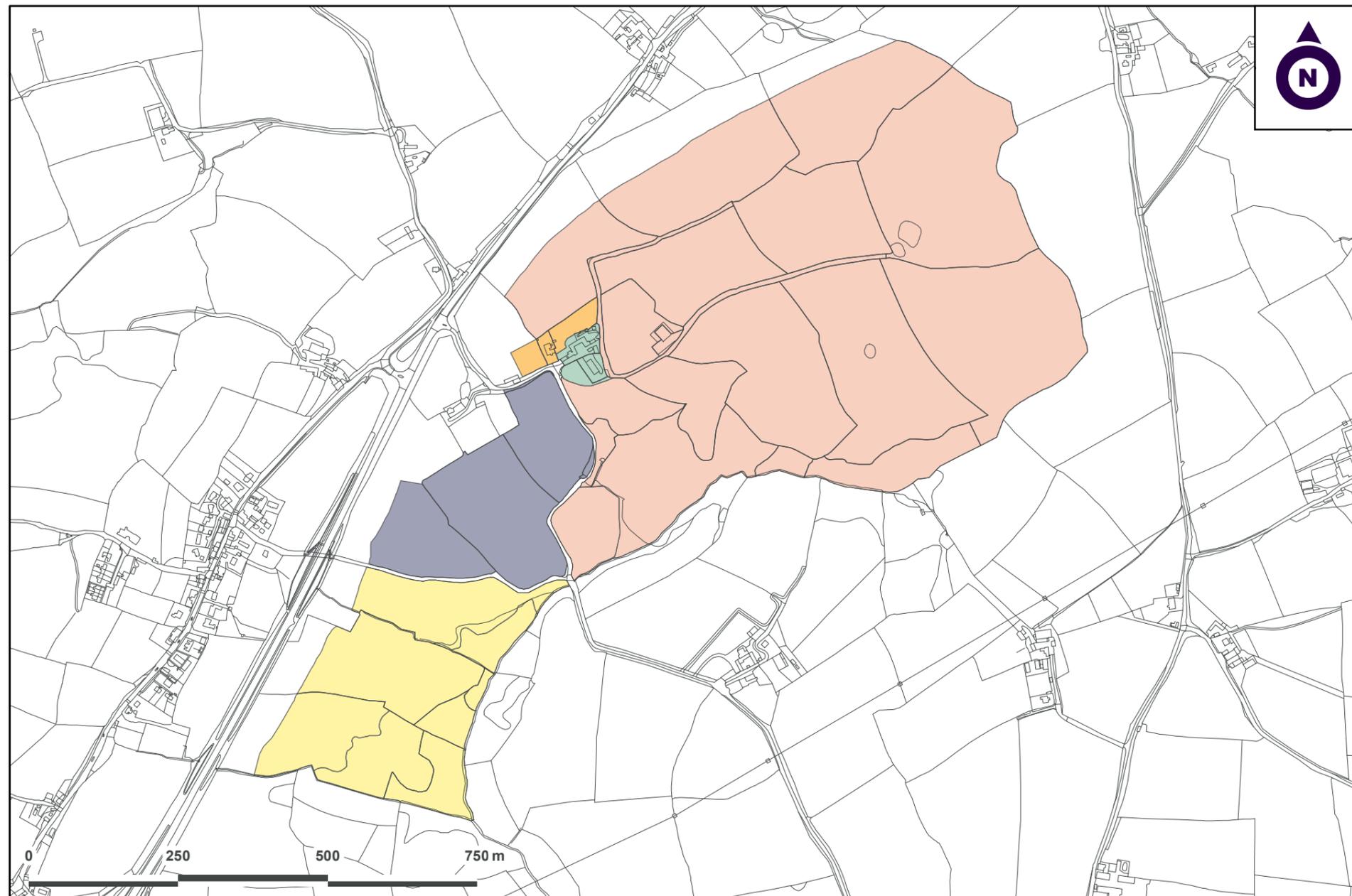
A cropping schedule can be provided by the agent on request.



Lot 4



Lot 5



LAND PLAN

- LOT 1
- LOT 2
- LOT 3
- LOT 4
- LOT 5

METHOD OF SALE

The property is offered for sale by private treaty as a whole or in 5 lots.

TENURE & POSSESSION

Freehold. Vacant possession will be provided on completion.

BASIC PAYMENT SCHEME

No entitlements are included in the sale.

ENVIRONMENTAL SCHEMES

No environmental schemes are present on the land. The variety of land use, especially the lower lying land, may well be suitable for use within such schemes. Buyers are to make their own enquiries.

PLANNING

Planning consent for the conversion of the traditional farm buildings into 5 dwellings has been granted under planning reference PA22/04252, dated 17th August 2022. Further details can be found on the Cornwall Council Planning Portal using the reference or the property postcode.

By way of a letter dated 18th August 2022, Cornwall Council have confirmed that the consented development will not attract a Community Infrastructure Levy (CIL) charge.

DESIGNATIONS

A scheduled monument (remains of cross) is located on the roadside verge of Lot 4.

FIXTURES & FITTINGS

The property is sold as seen during any viewing.

SERVICES

Heating – Oil and solid fuel.
 Water – Mains, metered.
 Electricity – Mains.
 Drainage – Private, septic tank.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

There are no public or private rights of way over the farm.

If lot 2 and 3 are sold to different parties, rights of access over the new access track and track forming part of Lot 3 surrounding the southern and eastern parts of Lot 2 will be granted to the buyer of Lot 2.

The owners of Lots 1 and 3 will be required to grant the necessary easements to enable the owners of adjoining properties to connect into the mains water supply.

Electricity and telephone lines run over the property.

The property is sold subject to, or with the benefit of all Wayleaves, Easements, Quasi Easements, Rights of Way, Covenants and Restrictions whether mentioned in these particulars or not.

SPORTING TIMBER & MINERAL RIGHTS

Mineral rights are excluded. Sporting and Timber rights are included.

COUNCIL TAX

Trevalso Farmhouse: Band D.

EPC RATINGS

Trevalso Farmhouse: Band G.

LOCAL AUTHORITIES

Cornwall Council
cornwall.gov.uk

VIEWINGS

Viewings are strictly by appointment with Carter Jonas on 01872 487620.

DIRECTIONS

When the A30 improvement works are complete, access will be direct from Zelah village. Until then access is as follows:

From Truro, take the A39 north towards the A30. Just past the turning for Trispen turn left onto the country road towards Truthan. Pass through Truthan, at the T-junction turn left and continue along the road. After Tolcarne Farm follow the road round to the right. At the three way junction, carry straight on (ignore the sign saying road closed) and continue for approximately 1.5km until you arrive at Trevalso Farm. Approximately 100m past the farm, the road is currently closed as part of the A30 improvement works.



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IMPORTANT INFORMATION

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