



Barns at West Tuelmenna

Dobwalls ■ Nr. Liskeard ■ Cornwall ■ PL14 6SP



Aerial photograph (taken from the north-west)





# Barns at West Tuelmenna, Dobwalls Nr. Liskeard, Cornwall PL14 6SP

*A courtyard of traditional barns with detailed planning permission for conversion to 5no. dwellings (all open market).*



*The site extends, in total, to approximately 0.75-acres (0.30-hectares).*

For further information please contact: -

**Development Land & Planning Department**  
1 Emperor Way, Exeter Business Park, Devon EX1 3QS

**Mark Chugg**

01392 908777

[mark.chugg@gth.net](mailto:mark.chugg@gth.net)

**George Williams**

01392 908777

[george.williams@gth.net](mailto:george.williams@gth.net)



**GREENSLADE TAYLOR HUNT**

[www.gth.net](http://www.gth.net)

**Development Land & Planning Department**  
Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH

**Mark Chugg**

01823 334466

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**George Williams**

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[george.williams@gth.net](mailto:george.williams@gth.net)



## Ground Floor Block Plan

### Location

Dobwalls is located 0.6-miles (1-kilometre) to the south-west of the property. It is a village in the south-east of Cornwall. It is located approximately 1.5-miles (2.7-kilometres) west of Liskeard and approximately 9-miles (14-kilometres) east of Bodmin.

Dobwalls offers a basic range of facilities and amenities. These include (but are not limited to): a C of E Primary School and Nursery, a public house (the Highwayman), church, post office, Spar, mechanics, hairdresser and beauty salon.

Liskeard offers a comprehensive range of ecclesiastical, educational, employment, cultural, leisure and shopping facilities and amenities. These include (but are not limited to): Liskeard Community Hospital, Liskeard School and Community College, Hillfort Primary School, St Martins C of E Primary School, Moorswater Industrial Estate and Moorswater Viaduct.

The property has access to the Bodmin Moor Area of Outstanding Natural Beauty (AONB), which is approximately 1.5-miles (2.4-kilometres) to the north, as well as the dramatic Cornish Coastline. This is approximately 8-miles (13-kilometres) to the south, including the historic port of Looe.

The Historic Port City of Plymouth is approximately 15-miles (24-kilometres) to the east. This offers a comprehensive range of ecclesiastical, educational, employment, cultural, leisure and shopping facilities and amenities. These include (but are not limited to): the University of Plymouth, the National Marine Aquarium, the Royal Citadel, Royal William Yard and the Historic Barbican Area.

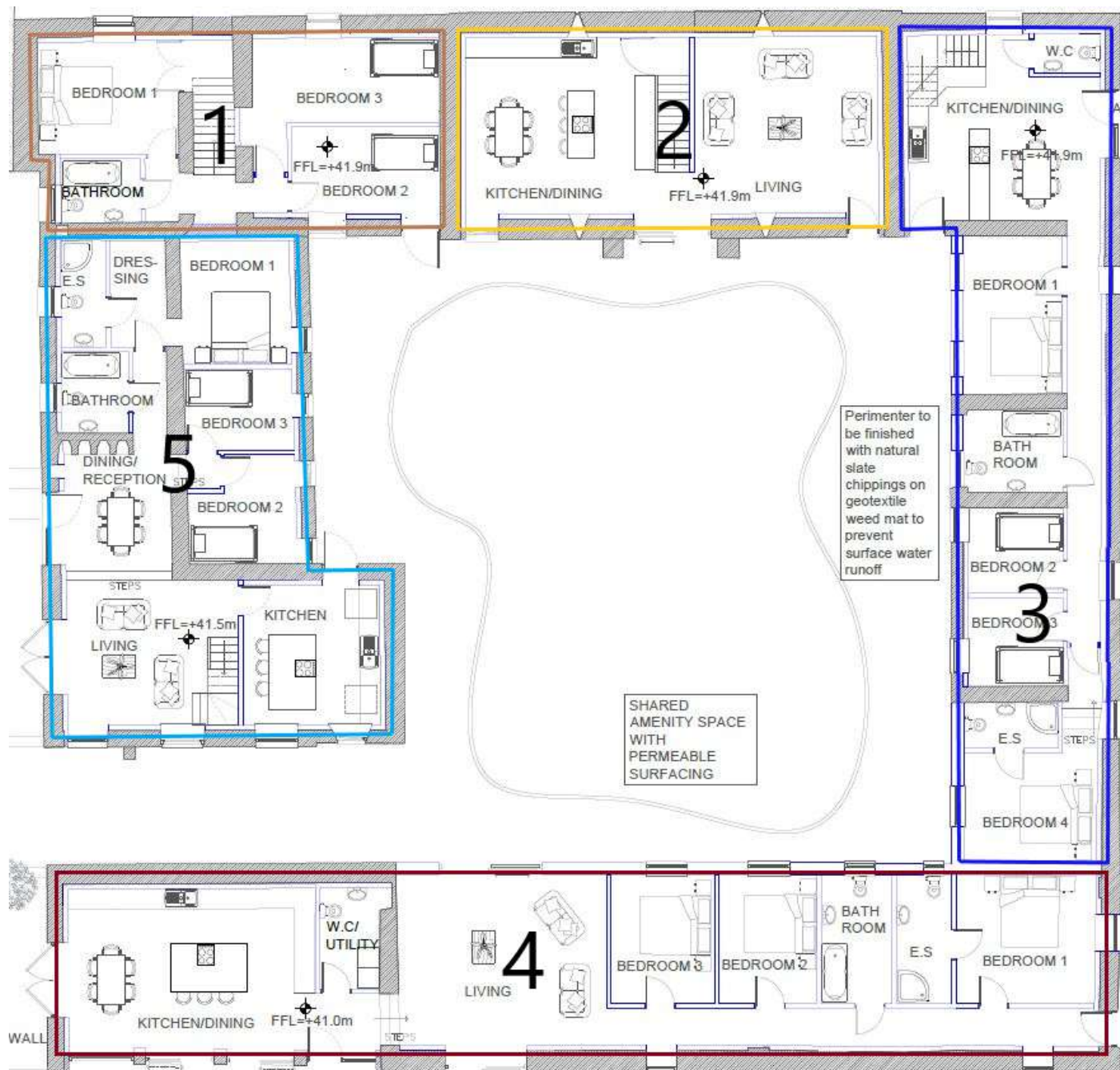
### Communications

**Road** – Dobwalls is located just south of the A38, which provides access to Bodmin and Liskeard to the west and Saltash and Plymouth to the east. The A38 is the principle route into and out of South Cornwall.

**Bus** – Dobwalls is served by a comprehensive bus service, which has various routes to Plymouth, Bodmin (Parkway), St Neot, Tavistock, Liskeard, St Austell and Truro.

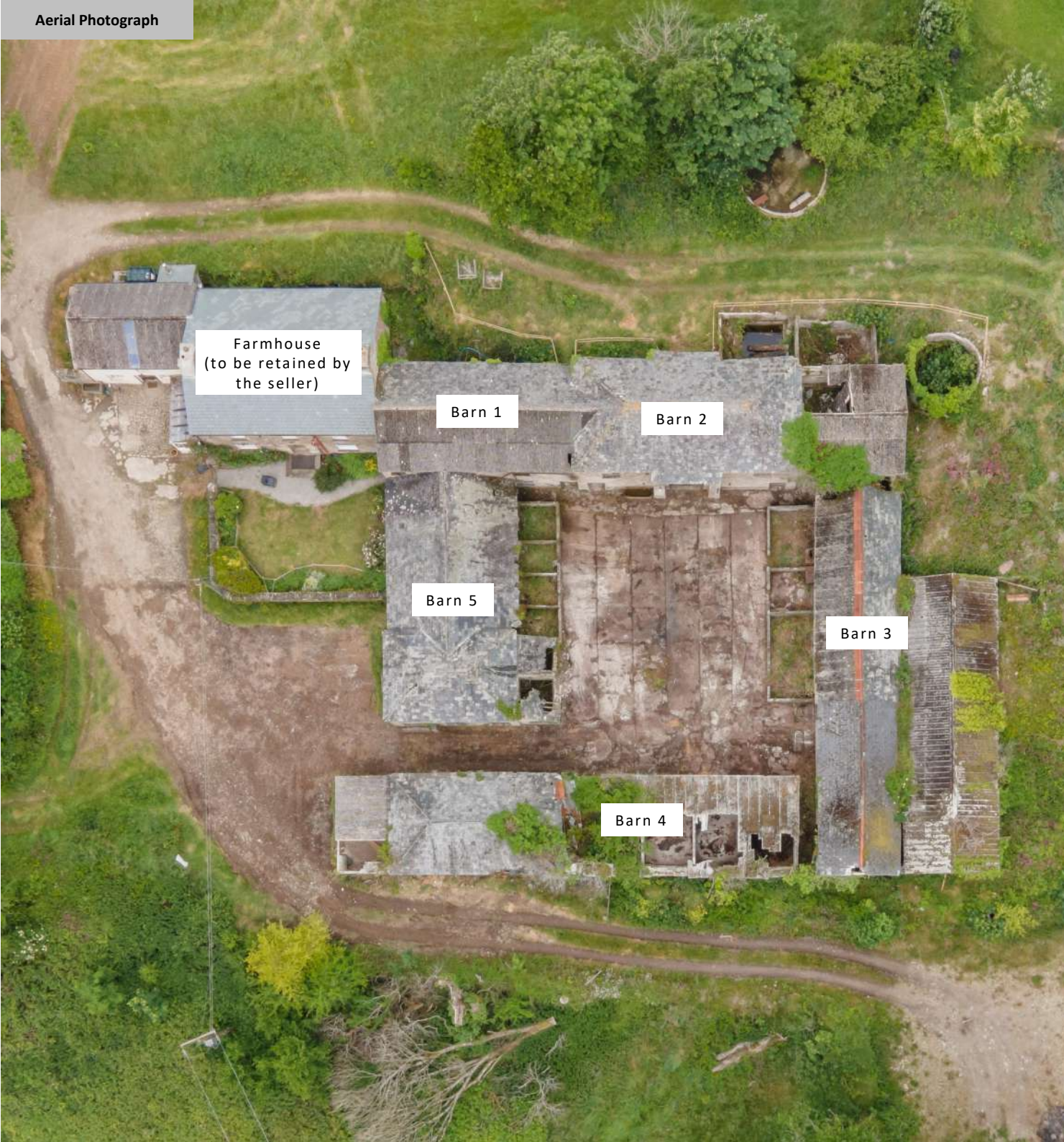
**Rail** – Liskeard railway station is approximately 3-miles (4.82-kilometres) to the south-east. It is a junction station and operates on both the London Paddington to Penzance Line and Looe Valley Line.

Plymouth railway station is approximately 18-miles (29-kilometres) to the west. It is also a junction station and operates on both the London Paddington to Penzance Line and the Tamar Valley Line.



For identification purposes only. Not to scale. Not to be relied upon.





Bodmin Parkway railway station lies approximately 8-miles (13-kilometres) to the west. This operates on the Cornish Mainline and offers mainline services to London Paddington, Penzance, Plymouth and Exeter.

**Air** – Exeter Airport is approximately 66-miles (106-kilmetres) to the north-east. This offers scheduled and chartered flights to a range of national and international destinations.

### Property

The property is situated in the open countryside, with views across open undulating countryside and towards Moorwater Viaduct to the south-west.

It comprises a range of traditional, principally stone barns. It is bound by agricultural land to the north, east, south and west.

Please note that the farmhouse is excluded from the sale and will be retained by the seller. There is a party wall between the farmhouse and the barns.

The property is generally level and is accessed from an unclassified road to the west.

It extends, in total, to approximately 0.75-acres (0.30-hectares).

The property is shown outlined in red and the retained property is shown outlined in blue on the site plan overleaf. They are shown for identification purposes only and the plan is not to be relied upon.

### Detailed Planning Permission

Cornwall Council (CC) granted detail planning permission (DPP) (application number: PA21/09520) dated 21<sup>st</sup> January 2022. This is for the conversion of barns into 5no. dwellings (all open market), with additional shared amenity space. The permission is subject to 10no. conditions.



Proposed Residential Development Scheme

The PRDS comprise 5no. dwellings (all open market), together with shared amenity space.

The barns are in a courtyard, with approximate Gross Internal areas (GIA) as set out below:-

Name	Type	GIFA
Barn 1	3-bed linked barn	1,302 sq.ft. (121 sq.m.)
Barn 2	3-bed linked barn	1,427 sq.ft. (133 sq.m.)
Barn 3	4-bed linked barn	1,550 sq. ft. (144 sq.m.)
Barn 4	3-bed linked barn	1,582 sq.ft. (147 sq.m.)
Barn 5	3-bed linked barn	1,463 sq.ft. (136 sq.m.)

The GIA has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition, May 2015).

Section 106 Agreement

We understand that CC has not requested any Section 106 Agreement obligations/contributions in relation to the PRDS.

Community Infrastructure Levy

As CIL is only chargeable in relation to net additional floor area, it is our understanding that the existing floor area can be used to offset any CIL liability. This is confirmed in the Additional Information Section of the Decision Notice (DN).

Due Diligence

The Seller has commissioned, following grant of DPP, an Intrusive Site Investigation Soil Analysis (Tier 2) and subsequent Bioaccessbily Analysis and CLEA Modelling in relation to Condition No. 4 of the permission. This confirmed that the site is considered to be ‘non-contaminated’ and that the soil on the site will not pose a threat to human heath and can be utilised for the PRDS, with no further reporting or remedial action being necessary. These technical documents are contained within the information pack.

Photograph of courtyard (taken from the south-east)



Photograph of first floor of Barn 2





## Local Authority

Cornwall Council  
County Hall  
Treyew Road  
Truro  
Cornwall  
TR1 3AY  
T: (0300) 1234 100  
E: [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk)  
W: [www.cornwall.gov.uk/planning-and-building-control](http://www.cornwall.gov.uk/planning-and-building-control)

## Tenure and Possession

The seller owns the freehold (title absolute) of the property being offered for sale. It is registered with the Land Registry under title number: CL207033.

Please note that the property, subject of the sale, is part of a wider Land Registry title as shown on the Land Registry title plan contained within the information pack.

## Method of Sale

We are offering the freehold for sale by informal, with vacant possession on completion.

The enclosed covering letter sets out the deadline for submission of offers and the associated procedure.

## Guide Price

Price on application.

Offers are invited on an unconditional basis.

## Value Added Tax

The seller will not (and shall not) be opting to tax; therefore, Value Added Tax (VAT) will not be payable in addition to the sale price.

All interested parties should make their own enquiries of HMRC.

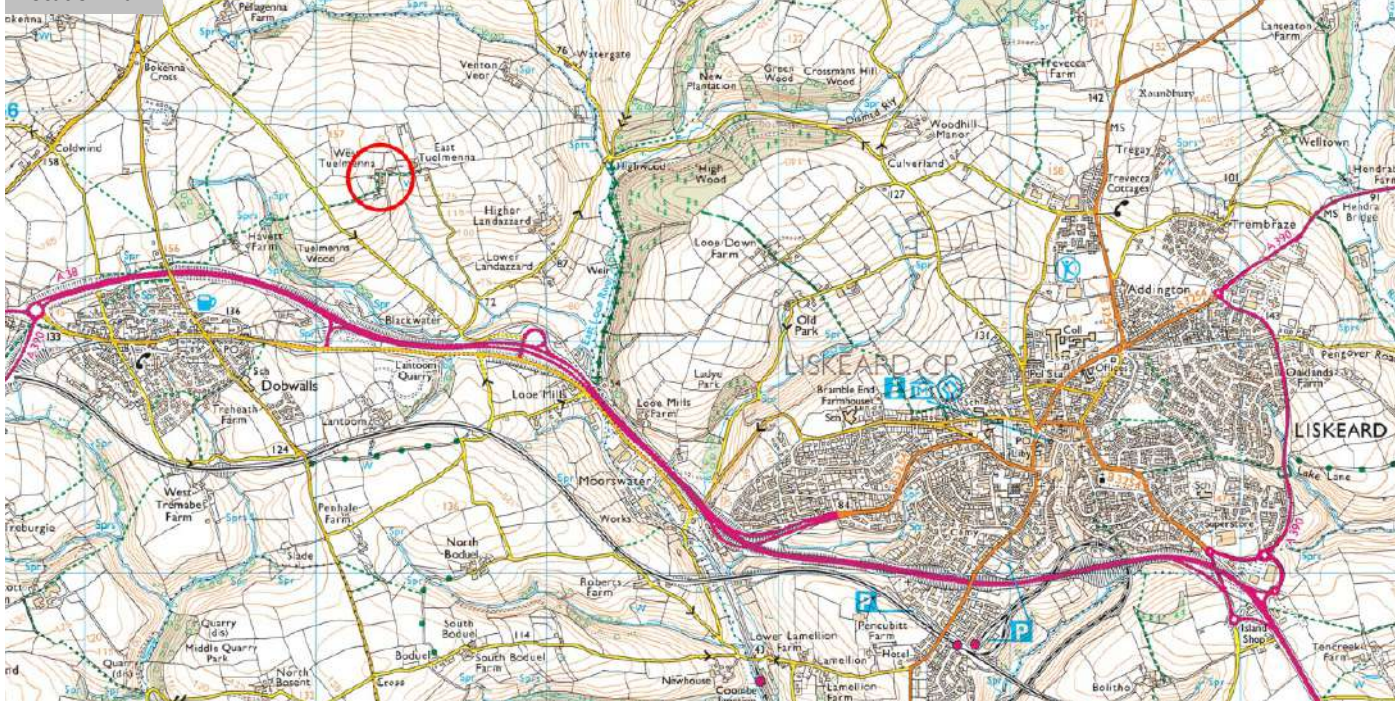
## Rights of Way, Wayleaves and Easements

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.

Photograph of courtyard (taken from the north-east)



Location Plan



**Note:-** Reproduced from the Ordnance Survey Map with the permission of the Controller of H. M. Stationery Office. © Crown copyright licence number 100022432 Greenslade Taylor Hunt. **Note:-** Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.



## Rights and Reservations

The rights and reservations are contained within the information pack.

## Services

We understand that all mains services are available on or near the site mains, with the exception of foul drainage and mains gas.

A quote to connect the PRDS to a South Western Water trunk main is contained within the information pack.

All interested parties should make their own enquiries of the Statutory Utility Providers.

## Additional Information

The information pack is available, via the link, set out below:-

[https://www.dropbox.com/sh/62d3vtz798xcxdh/AACn89Gm\\_WpXnpvaY9cckh2ra?dl=0](https://www.dropbox.com/sh/62d3vtz798xcxdh/AACn89Gm_WpXnpvaY9cckh2ra?dl=0)

## Viewings

All viewings are strictly by appointment.

The enclosed covering letter sets out the viewing days.

## Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this site to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

The traditional barns are unsafe. Therefore, please do not enter the barns unaccompanied.

Photograph of ground floor of Barn 5



Photograph of courtyard (taken from the north)





## Directions

Sat Nav: PL14 6SP

**what3words: targeted.relished.amounting**

From Plymouth, take the A38 west. Follow the A38 towards Bodmin, taking the junction just before Dobwalls signposted for Moorswater Industrial Estate. Then take the first left. Follow this road for approximately 800-metres (2,600-feet) and take the first left (back over the A38). Once over the A38, take the first left and follow the road for approximately 0.7-miles (1.3-kilometres) (past Blackwater Farm on your left) where the site will be on your right. It will be identified by a Greenslade Taylor Hunt signboard.

From Bodmin, take the A38 west. Follow the A38 towards Liskeard, taking the junction just after Dobwalls signposted for Moorswater Industrial Estate. Once off the A38, take the first right and follow the road for approximately 0.7-miles (1.3-kilometres) (past Blackwater Farm on your left) where the site will be on your right. It will be identified by a Greenslade Taylor Hunt signboard.

## Planning

Our Planning department will be delighted to provide prospective buyers with planning advice. The department's telephone number is: (01823) 334466 and its email address is: [claire.alershankey@gth.net](mailto:claire.alershankey@gth.net).

Our Planning Service brochure is available via the link set out below:-

[GTH Planning Services](#)

## New Homes

Our New Homes department will be delighted to provide prospective buyers with its opinion of the likely Gross Development Value of the proposed residential development scheme and advice on marketing of the new homes. The department's telephone number is: (01823) 219950 and its email address is: [sarah.hall@gth.net](mailto:sarah.hall@gth.net).

Our New Homes Service brochure is available via the link set out below:-

[New Homes with GTH](#)

Aerial photograph (taken from the north-east)



Photograph of ground floor of Barn 5





## Block Management

Our Block Management department will be delighted to provide prospective buyers with advice on the on-going management the properties. The departments telephone number is (01823) 348899 and its email address is: [chris.holt@gth.net](mailto:chris.holt@gth.net)

Our Property Management Service brochure is available via the link set out below:-

## [Property Management](#)

### Important Notice

Greenslade Taylor Hunt, 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, photographs 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 Greenslade Taylor Hunt has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

**Photographs taken June 2022**

**Sales brochure prepared July 2022**

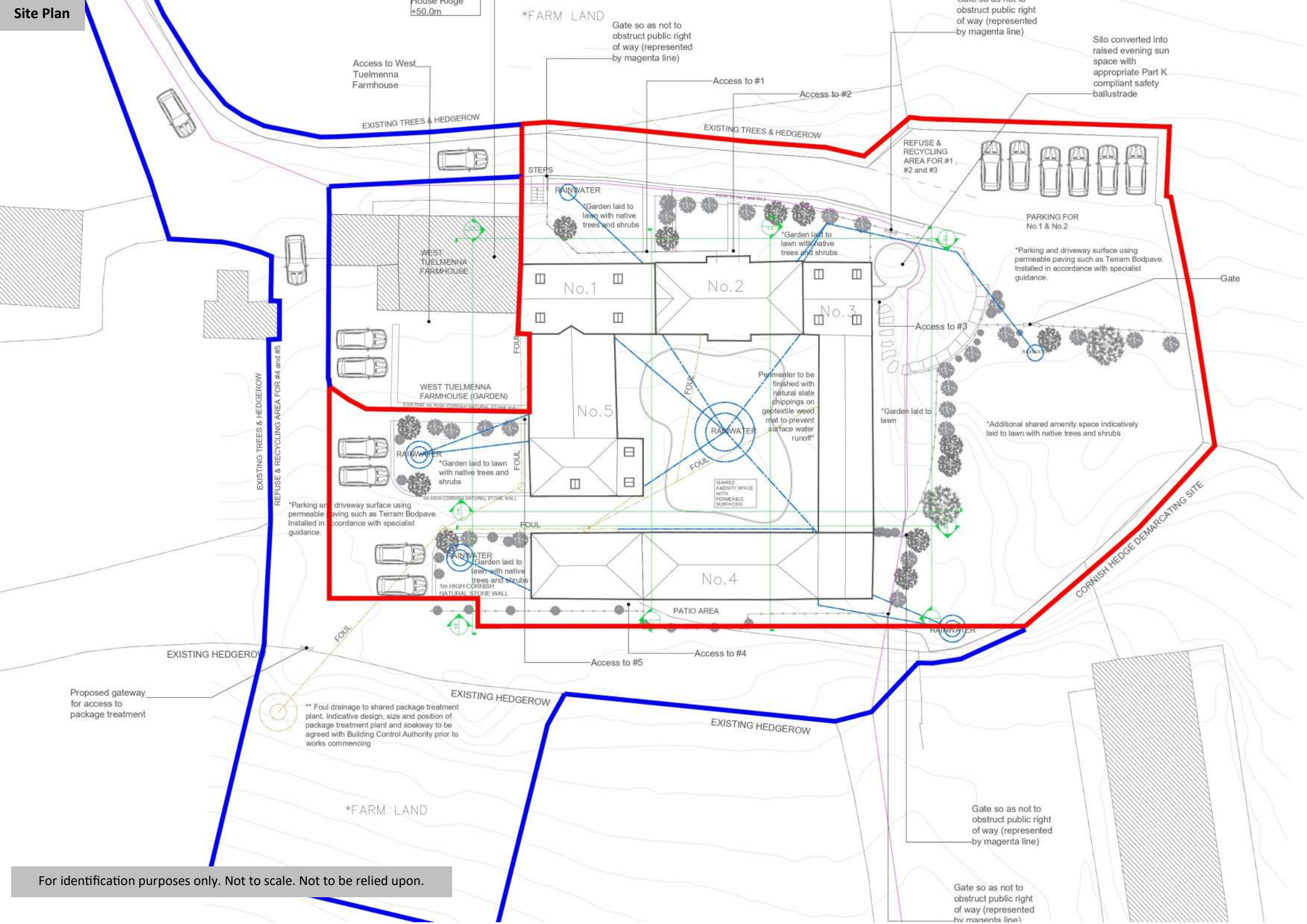
Photograph of courtyard (taken from the east)



Aerial photograph (taken from the south)

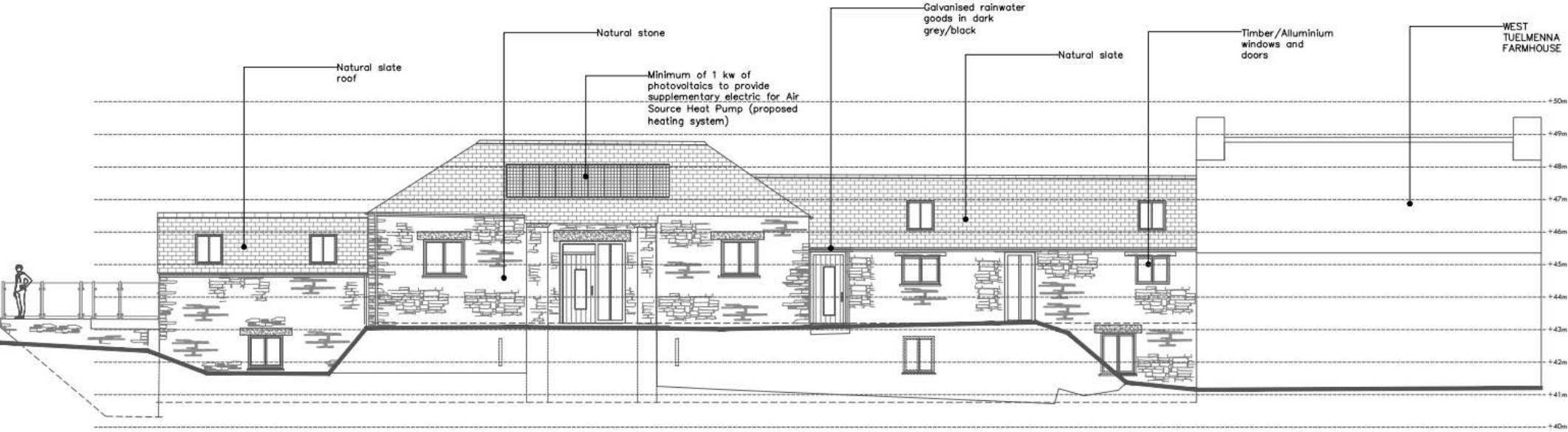




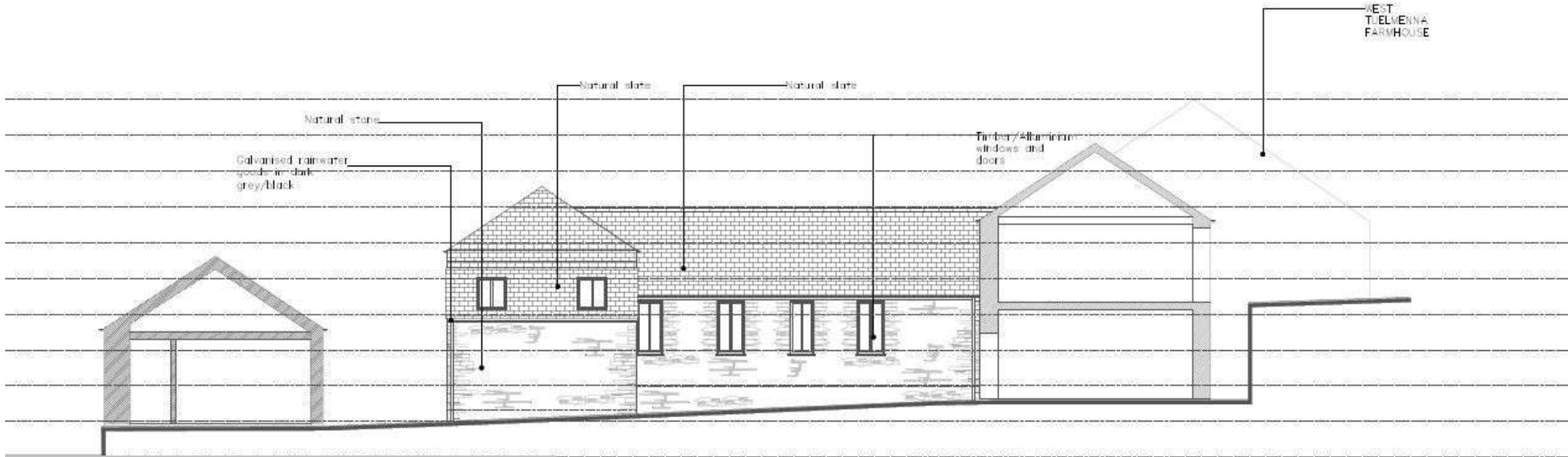




Western Elevation



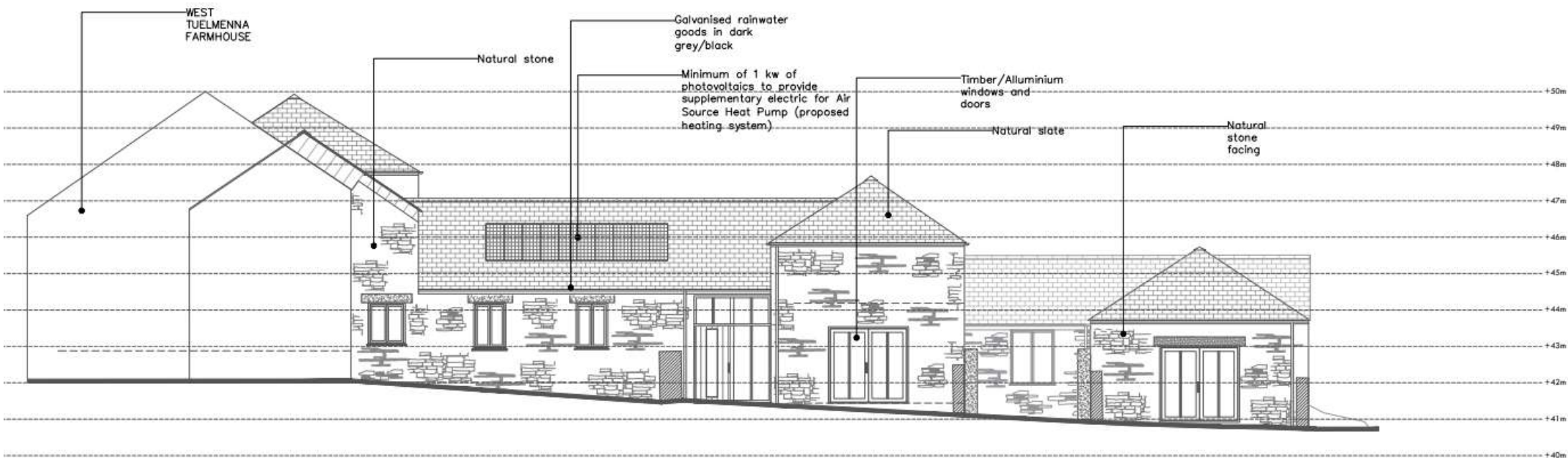
Northern Elevation



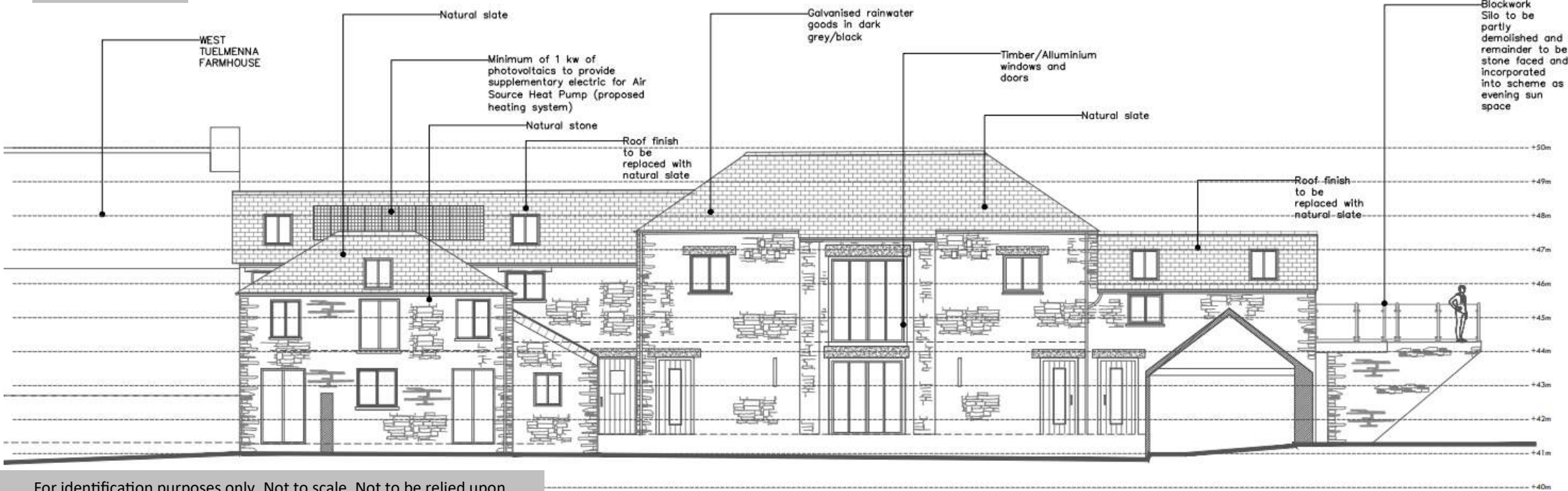
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Southern Elevation



Eastern Elevation



For identification purposes only. Not to scale. Not to be relied upon.





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**GREENSLADE TAYLOR HUNT**

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Your Ref:  
Our Ref: MCC/GHW/277  
Date: Date as postmark

Development Land & Planning Department  
Winchester House  
Deane Gate Avenue  
Taunton  
Somerset  
TA1 2UH  
Tel: 01823 334466

Dear Sir or Madam

**DEVELOPMENT OPPORTUNITY  
BARNs AT WEST TUELMENNA, DOBWALLS NR. LISKEARD, CORNWALL PL14 6SP**

Greenslade Taylor Hunt is the sole selling agent. It has been appointed to act for and on behalf of Mr R Tamblin. It is instructed to market and sell the property, as described above.

Please find enclosed for your attention the sales brochure for the site and the site plan.

**Property**

The property is situated in the open countryside, with views across open undulating countryside and towards Moorwater Viaduct to the south-west.

It comprises a range of traditional, principally stone barns. It is bound by agricultural land to the north, east, south and west.

Please note that the farmhouse is excluded from the sale and will be retained by the seller. There is a party wall between the farmhouse and the barns.

The property is generally level and is accessed from an unclassified road to the west.

It extends, in total, to approximately 0.75-acres (0.30-hectares).

**Detailed Planning Permission**

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**Method of Sale**

We are offering the freehold for sale by informal tender, with vacant possession on completion.



## Guide Price

Price on application.

Offers are invited on an unconditional basis.

## Submission of Offers

The deadline for submission of offers is no later than **12 noon on Friday, 9<sup>th</sup> September 2022.**

The offers are to be submitted to Mark Chugg BSc (Hons) MSc MRICS, Partner within the Development Land and Planning department, at Greenslade Taylor Hunt's Taunton Office with the envelope marked with the reference '**Barns at West Tuelmenna, Dobwalls, Nr. Liskeard, Cornwall, PL14 6SP**' but do not mark it with your Company's logo. Our Taunton office address is Winchester House, Deane Gate Avenue, Taunton, Somerset TA1 2UH.

We will accept offers which are submitted in writing and by email. Our email address is: [mark.chugg@gth.net](mailto:mark.chugg@gth.net).

Please can you submit your company's offer, together with the Submission of Offers document and supporting documentation.

The Submission of Offers document is contained within the information pack.

## Additional Information

The information pack is available, via the link, set out below:-

[https://www.dropbox.com/sh/62d3vtz798xcxdh/AACn89Gm\\_WpXnpvaY9cckh2ra?dl=0](https://www.dropbox.com/sh/62d3vtz798xcxdh/AACn89Gm_WpXnpvaY9cckh2ra?dl=0)

## Viewings

All viewings are strictly by appointment.

Please note that we will not be attending the site, if we do not have any appointments to view on any of the dates set out below. Therefore, it is imperative that all interested parties make an appointment to view.

Viewings will take place between **9:00am** and **11:00am** on the days, as set out below:-

- **Wednesday, 27<sup>th</sup> July 2022;**
- **Wednesday, 3<sup>rd</sup> August 2022;**
- **Wednesday, 10<sup>th</sup> August 2022;**
- **Wednesday, 17<sup>th</sup> August 2022; and**
- **Wednesday, 31<sup>st</sup> August 2022.**



## Health and Safety Policy

Our Health and Safety policy requires all interested parties undertaking viewings of this property to be accompanied by a member of our staff. They must wear their own Personal Protection Equipment (PPE). If interested parties do not adhere to our policy and view the site unaccompanied or without PPE then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

The traditional barns are unsafe. Therefore, please do not enter the barns unaccompanied.

If you would like to make an appointment to view the property or would like further information, please do not hesitate to contact the Development Land and Planning department by telephone on telephone number: (01823) 334466 or by email on email addresses: [mark.chugg@gth.net](mailto:mark.chugg@gth.net) or [george.williams@gth.net](mailto:george.williams@gth.net).

We look forward to hearing from you.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'M. A.', with a stylized flourish extending to the right.

**Greenslade Taylor Hunt**

Enc Sales brochure  
Site Plan