



BK | Bruton Knowles est. 1862

TREHAWKE HOUSE, LISKEARD, CORNWALL, PL14 4AJ
RESIDENTIAL DEVELOPMENT – GIA 4,708 sq ft (437.38 sqm)

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CODE 5469

TREHAWKE HOUSE, LISKEARD

Cornwall, PL14 4AJ

Bruton Knowles, Plumer House, Tailyour Road,
Plymouth, PL6 5DH

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RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH PLANNING CONSENT

LOCATION

Liskeard is an ancient stannary and market town and civil parish in south east Cornwall. Situated approximately 20 miles west of Plymouth, 14 miles west of the River Tamar and the border with Devon and some 12 miles east of Bodmin. There are road and rail links. It has a population of circa 10,000 and has all usual amenities. The retail area is centred around Barras Street and Baytree Hill Street. There are employment estates and as well as out of town retail provision on the fringe of the town. Along with a mainline railway station, Liskeard provides a wide range of shopping, schooling, banking and recreational facilities. The A38 also provides access to the town. The property is within walking distance to the town's main car parks and Pike Street provides access to Fore Street - the towns main pedestrianized shopping street.

The scheme is within close proximity to the Liskeard Cattle Market redevelopment. The first phase for the regeneration of Liskeard Cattle Market comprise of a new creative workspace hub, a new market place, a new market canopy and surrounding public realm, delivering £1.2m into the local economy. This is due to be delivered in Autumn 2022. . More details are available at www.jtp.co.uk/projects/liskeard

DESCRIPTION

Trehawke House is an imposing, Grade II Listed Building, that was formerly a NatWest Bank. The property is prominently located at the intersection Dean Street and Barras Street, main routes through the town. The property is considered to be a key feature to the Liskeard townscape and is a significant 'heritage asset'.

Whilst much of the building is three storeys, there is a fourth storey comprising part of the octagonal 'tower'. The building

is 'roughly' triangular-in-shape with a curved elevation facing Windsor Place.

The consented scheme ensures that the building shape and footprint remains unaltered, and the internal layout is sympathetic to the limitations of the existing structure whilst acknowledging the Listed status. Externally within the rear courtyard, a bin and cycle store is provided for the residents.

SERVICES

It is understood that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

PLANNING CONSENT

The premises are being sold with the benefit of Planning Consent (PA21/10721). Consent was GRANTED on 6 April 2022 for the Change of Use of the former bank premises to 8 apartments. A copy of the consent is available via the marketing agents.

The resulting scheme will provide 3 x two bed and 5 x one units ranging from 345sq'ft to 739sq'ft. All eight apartments can be let or sold on the open market. Further details of the scheme layout are shown on the attached plans.

Interested parties are advised that our client has undertaken a considerable amount of remedial and preparation works, both internally and externally to the property including, new windows and a partial 'strip-out', aligned to this is the obvious savings of architects and planning costs that have been borne by our client to date.

FURTHER INFORMATION

Full details of the consented scheme and copies of the relevant documentation are available via the agents website.

VIEWING

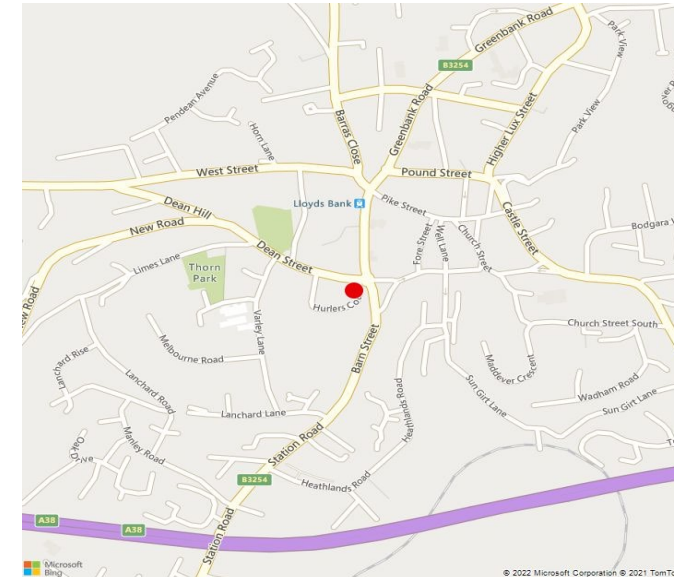
By appointment with the SOLE AGENTS

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LOCATION PLAN



TERMS

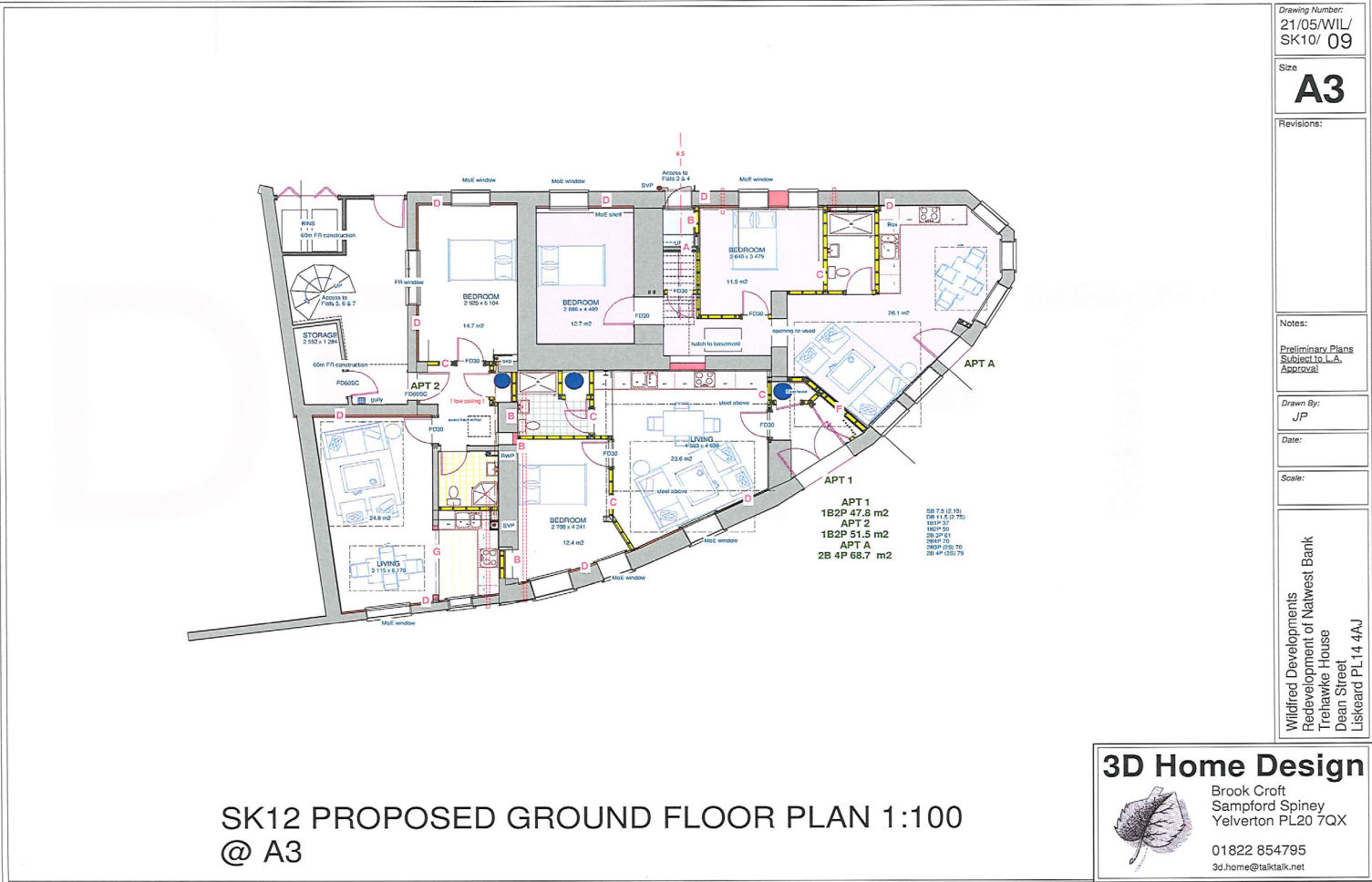
We are instructed to seek offers in the region of £395,000 for the interest, with the benefit of the existing Planning Consent.

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

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Regulatory - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Drawing Number:
21/05/WIL/
SK10/ 10

Size
A3

Revisions:

Notes:

Preliminary Plans
Subject to L.A.
Approval

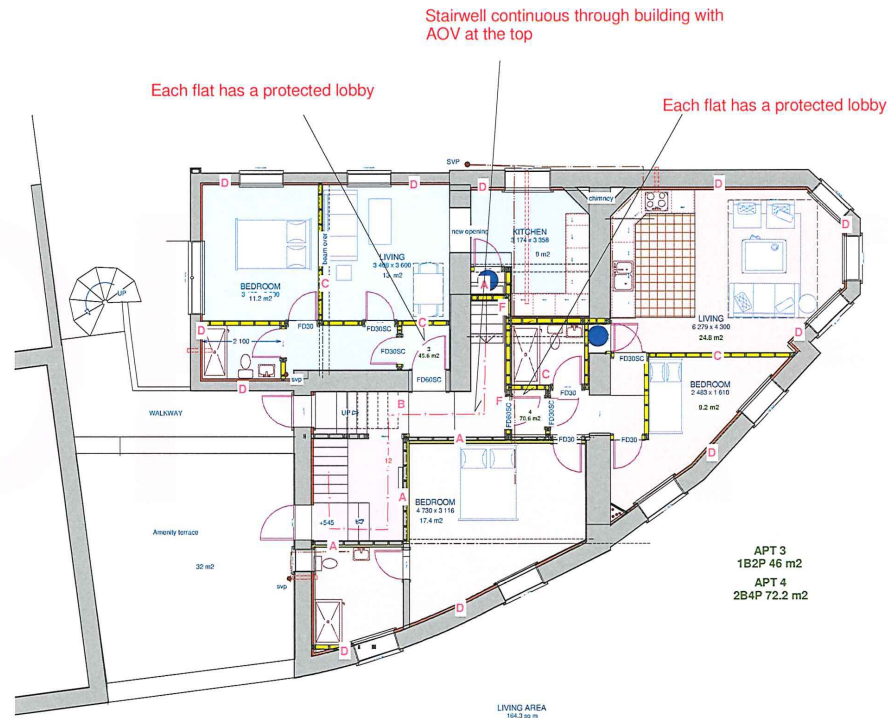
Drawn By:

JP

Date:

Scale:

Wildfire Developments
Redevelopment of Natwest Bank
Trehawke House
Dean Street
Liskeard PL14 4AJ



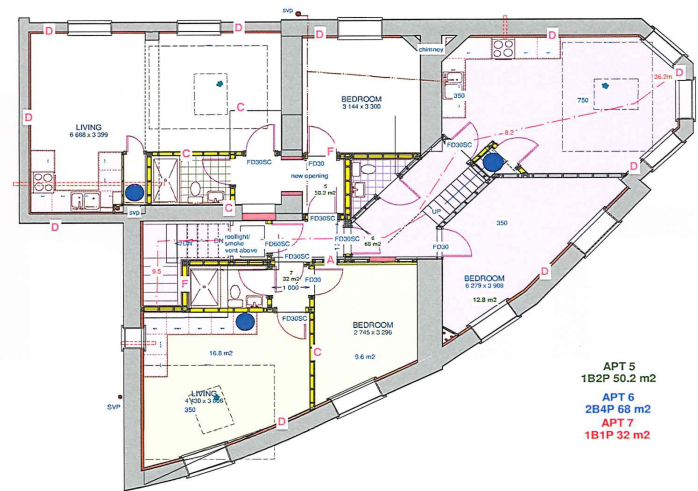
SK12 PROPOSED FIRST FLOOR 1:100
@ A3

3D Home Design



Brook Croft
Sampford Spiney
Yelverton PL20 7QX

01822 854795
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SK12 PROPOSED SECOND FLOOR PLAN 1:100 @
A3

Drawing Number:
21/05/WIL/
SK10/ 11

Size
A3

Revisions:

Notes:

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Drawn By:
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Date:

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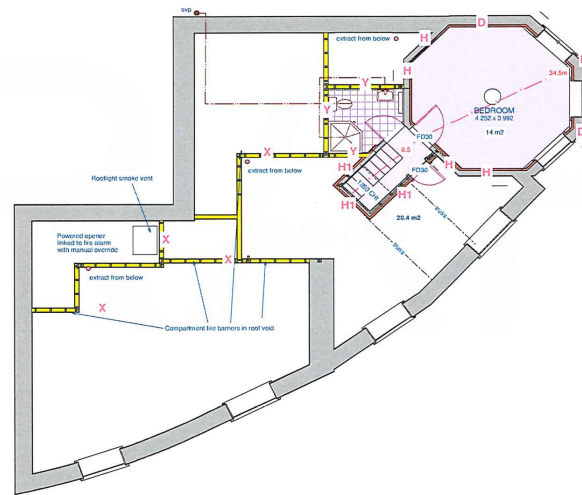
Wildfred Developments
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PROPOSED THIRD FLOOR/ATTIC PLAN 1:100 @ A3

Drawing Number:
21/05/WIL/
SK10/ 12

Size
A3

Revisions:

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COMPUTER GENERATED IMAGES





PHOTOGRAPHS



