



THE WATERTOWER RONGUNNS
PORTSCATHO, TRURO,
CORNWALL TR2 5EN

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



THE PORTSCATHO TRURO CORNWALL TR2 5EN

A DISUSED FORMER WATER TOWER IN A STUNNING
LOCATION - A REAL GEM

Situated in a wonderful position on the Roseland and
offering a truly unique opportunity.

Offered for sale with no planning permissions but huge
potential for a variety of uses.

Approximately 0.2 of an acre with off road parking and
gardens.

OFFERS IN EXCESS OF
£225,000

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PHILIP MARTIN

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GENERAL REMARKS

The Watertower is strategically located at one of the highest points on the Roseland and from the top of the tower, the far reaching views are spectacular. From ground floor level there is a 180 degree view from the white tips at Carclaze, to Carn Brea and onto Falmouth and the Lizard in the distance.

Positioned just inland from the beaches of Carne, Pendower and Rosevine, opportunities such as this are seldom in this special part of Cornwall. It is only a 15 minute walk to the Hidden Hut at Porthcurnick Beach via the Rosevine.

This disused water tower offers huge potential with a wide range of possibilities, there is currently no planning consent so any potential buyers must satisfy themselves as to the likelihood of future planning. There is however full vehicular access which has been passed by Highways.

The site measures approximately 0.2 of an acre with off road parking, gardens, the water tower and a former pump house.

The site has mains electricity, water and broadband. There is however no drainage system within the grounds.



The site is located in the countryside on the rural Roseland peninsula within the wider vicinity of the hamlet of Trewithian and villages of Portscatho and Gerrans. The site is a trapezoid piece of land. The surfacing is primarily laid to grass with the exception of a small drive and parking area and

patio. The boundary treatments are comprised of substantial vegetated Cornish hedges on both roadsides in contrast to the post and wire fence with the adjoining field.

The main road that runs through the Roseland of

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the A3078 bounds the site to the south. Many public footpaths prevail in the vicinity, along with a public bridleway to the north of the site.

To the south, there is the archaeological feature of Dingerein Castle, an iron age hill fort, that is a scheduled ancient monument.

WATER TOWER

8.5m diameter x 5.5m high (27'10" diameter x 18'0" high)

The water tower is constructed with concrete walls, with only two access hatch openings in the roofscape. The plan form is circular. No external stair case exists. The roof shallowly domes and is constructed of reinforced concrete.

PLANNING

There is currently no planning permission and it should be noted that planning was refused in 2015. Details can be found on the Cornwall Council planning website and the reference PA15/05422.

NOTE

The mains water for the Roseland runs through the site on the southern boundary and SWW retain access along this boundary for access to the system for maintenance purposes.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

N.B

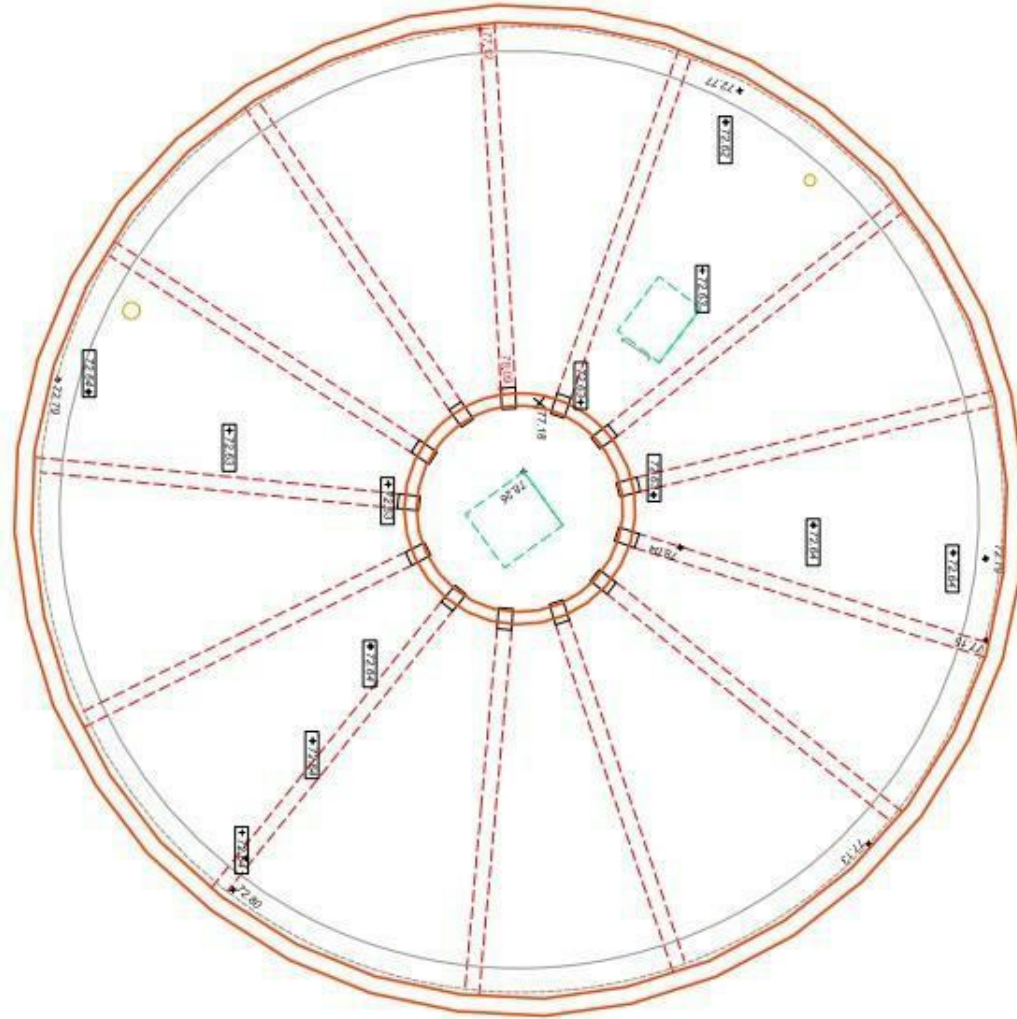
The electrical circuit has not been tested by the agents.

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DIRECTIONS

Proceeding from Tregony to St Mawes on the A3078 the entrance to the property can be found on the right hand side of the road alongside the entrance to Merrose Farm campsite.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs 92-100 A		
89-91 B		
85-88 C		
81-84 D		
77-80 E		
73-76 F		
69-72 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions 92 phs A		
81-91 B		
65-80 C		
55-64 D		
39-54 E		
21-38 F		
1-20 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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