

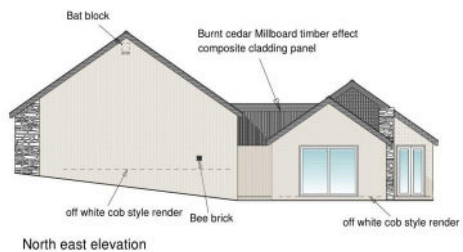
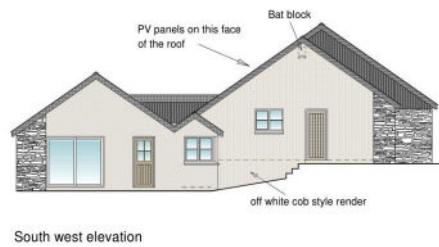
# Trevanson Building Plot

WADEBRIDGE



**Jackie Stanley**  
ESTATE AGENTS





- **Generous Individual Building Plot in Tranquil Hamlet & Area of Outstanding Natural Beauty**
- **Conveniently Situated Less than a Mile from the Bustling Market Town of Wadebridge**
- **Full Detailed Planning Permission Granted**
- **Substantial Four Bedroom Split Level Dwelling**
- **Approximately 2,556 Square Feet of Accommodation**
- **Natural Stone & Contemporary Elevations**
- **Sustainable Design with Photovoltaic Panels**
- **Approximately 0.8 Miles from Wadebridge**

A rare and exciting opportunity to acquire a generous building plot with full planning permission for a substantial, architect-designed four-bedroom detached split level bungalow, quietly positioned within the small rural hamlet of Trevanson, approximately 0.8 miles from the thriving market town of Wadebridge.

The plot forms part of an exclusive development of just three individual dwellings. Full planning permission was granted by Cornwall Council on 24th



November 2025 under application number PA25/03949 for the construction of three sustainable dwellings with associated works.

The approved single-storey dwelling offers approximately 2,556 square feet of generously proportioned accommodation, including the integral garage. The thoughtfully arranged split level interior is designed around a spacious entrance hall and provides four double bedrooms, an en-suite shower room and a family bathroom. The living accommodation includes a separate lounge together with an impressive open-plan kitchen and dining room, both designed with direct access to the outside. A utility room, separate cloakroom and integral garage complete the proposed accommodation.

Architecturally, the approved design combines traditional Cornish character with contemporary styling. The elevations incorporate natural stone, off-white cob-style render and burnt cedar-effect cladding beneath natural slate roofs. Large areas of glazing are intended to introduce an abundance of natural light, while photovoltaic panels and integrated wildlife features form part of the sustainable design.

This is an increasingly rare opportunity for a purchaser to undertake an individual self-build project and create a substantial contemporary home in a sought-after semi-rural setting.



**Building Plot, Trevanson**

**Wadebridge, PL27 7HP £225,000**



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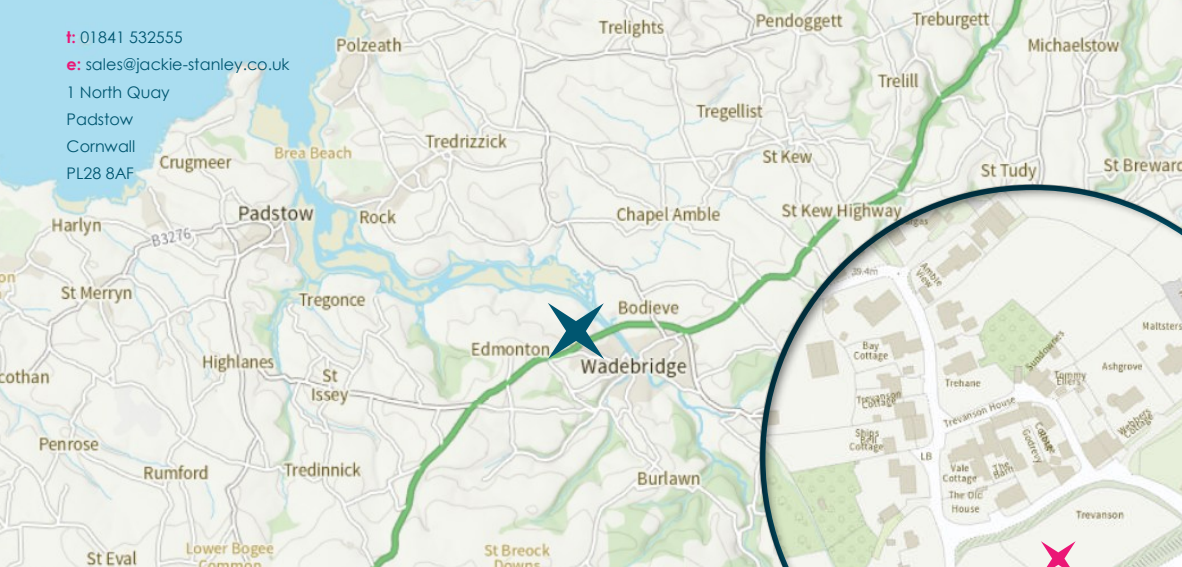
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1 North Quay

Padstow

Cornwall

PL28 8AF



The plot being offered is identified as plot 2 within the approved plans. Interested parties should inspect the complete planning documentation and satisfy themselves regarding all conditions, specifications and requirements attached to the consent. We understand from the vendor that mains water and electricity are available on site. The proposed dwelling will require the installation of a private drainage system. Purchasers should make their own enquiries with the relevant utility providers regarding availability, connection arrangements and associated costs.

SAP calculation A. Council tax band TBC. Ofcom indicate ultrafast broadband availability. Ofcom indicate 5G mobile coverage.

A designated Area of Outstanding Natural Beauty, Trevanson conveniently sits less than a mile from the centre of the thriving market town of Wadebridge. Set alongside the River Camel, Wadebridge is best known for its scenic surroundings, historic charm, and access to the Camel Trail, a popular cycling and walking path that follows a former railway line between Padstow and Bodmin. The town has a vibrant town centre with independent shops, cafes, traditional pubs, a cinema and selection of supermarkets. It combines a friendly local feel with a touch of sophistication that appeals to visitors and families alike. Wadebridge is equal distance from the picturesque harbour town of Padstow with its fabulous restaurants and quaint shops and the water sports haven of Rock.

To find the building plot, from the centre of Wadebridge head west on West Hill. Approximately half way up, turn right onto Trevanson Road. Follow Trevanson Road all the way to the end and the bridge over the bypass. Upon entering the hamlet of Trevanson, follow the lane round to the left and then left again. The entrance to the site can be found behind a metal five bar gate. The postcode for satellite navigation is PL27 7HP. What3words: snowy.afflict.transfers

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