



MAP estate agents
Putting your home on the map

**Whitehall,
Scorrier, Redruth**

**Offers in the Region of £265,000
Freehold**





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Property Introduction

An amazing opportunity and one that doesn't come along very often.

Situated within a World Heritage Site with Kilifreth Mine in the backdrop, this property and land has always attracted interest and is now offered for sale with a 250 year old cottage. The existing cottage is to be renovated, with which English Heritage has been involved and can be extended to complete a stunning detached four bedroom dwelling where 'old meets new'. The site is cleared and planning permission is in place. The vendor has done the hard work by clearing the site, had a mining search and two shafts on the perimeters have been filled in with a mining consultant overseeing the work. For the full planning details, please visit Cornwall Council planning portal with the planning reference PA23/06726. Permission was granted in January 2024 and approved with conditions.

Location

Positioned between Chacewater and Scorrier, this site has always had interest looking towards the Grade II listed Kilifreth Mine, one of the tallest surviving engine houses in Cornwall. Having mined copper, arsenic and tin, many people sit in the layby opposite to gaze at the statuesque building. The site is located just under one and a half miles from Chacewater with a bakery, shop and public house to name a few amenities and a quarter of a mile from facilities in Scorrier. Scorrier, which is on the Truro side of Redruth, is conveniently located for access to the A30 which will be found within a quarter of a mile.

Redruth, the nearest town, will be found within two and a half miles and here there is a mainline Railway Station, both local and national shopping outlets, banks and Post Office. Truro, the commercial and cultural centre of Cornwall, will be found within a short commute of only six miles. The north coast at Portreath is only five miles distant and the area around Scorrier is well served with cycle ways, footpaths for country walks and there are also two public houses.

AGENT'S NOTES

For the full planning details, please visit Cornwall Council planning portal with the planning reference PA23/06726. Permission was granted in January 2024 and approved with conditions.

Please note there is currently overage in place.

Only the current one property can be built on site for a 20 year period (as at June 2025 four years have elapsed).

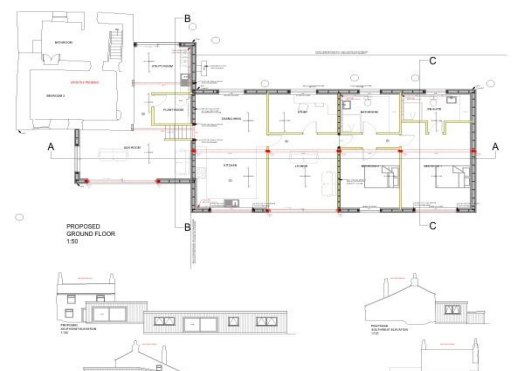
A second stage of soil analysis has been carried out and are awaiting results.

SERVICES

Mains electric to the site mains water and a septic tank at the bottom of the land (to be connected).

DIRECTIONS

From Redruth follow the A3047 towards Chacewater. The road turn up to Scorrier on right, continue along and you will pass Whitehall Farm on the left hand side. Continue and there is a layby on your left hand side with the gates into the grounds of Rosewarne Cottage opposite. If using What3words:-
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MAP's top reasons to view this home

- Unique opportunity to renovate and extend this 250 year cottage
- Set on a site of approximately two acres
- Planning Permission reference- PA23/06726
- World Heritage Site
- Site has been cleared
- Beautiful engine site- Kilifreth Mine on perimeter
- Two shafts on perimeter have been filled in
- When finished will be a four bedroom home
- Plans for landscaped gardens to front
- Ample parking for several cars



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