



# HWEL KAN

BLACKWATER



PERRAN  
HOUSING

TREVETH  
HOMES

# TREVETH

Treveth delivers new homes for the benefit of people who live and work in Cornwall. We are a Cornish company that puts Cornwall and its people first. Any profit we make is returned to our partner, Cornwall Council.

## In Cornwall, For Cornwall

PASSIONATE

We are committed to delivering exceptional places

LEGACY

We are united in working responsibly for one community and one environment

AGILITY

We react positively and innovatively in an ever-changing environment

COMMUNITY

We prioritise local people, building stronger communities through long term stewardship

EQUITABLE

We pride ourselves on treating everyone fairly with honesty and integrity



A CORNWALL  
COUNCIL OWNED  
PARTNERSHIP



**Treveth has moved entirely away from fossil fuel heating, using instead a combination of solar energy and air source heat pumps in its properties. Other enhancements such as LED lighting and upgraded wall and roof insulation mean its homes already meet many of the standards for future homes in the UK, years before they come into force.**

#### **Quality of homes**

Our homes will be built to a bespoke Design Guide that builds in quality of materials and build process. Treveth aims to become the quality standard for Cornish residential development schemes.

#### **Environmental impact of homes**

Treveth homes will be as environmentally friendly as possible and help residents to optimise utility costs. Treveth will lead on local 'decarbonisation' of the build and then running of homes.

#### **Tenure types – open market dominant**

Treveth schemes will include open market rental properties as the majority tenure. This will help to boost the supply of quality rented accommodation in every area we develop in.

#### **Priority for local people**

All Treveth rented properties will prioritise residents who live or work in the local area.

#### **Three-year rental lease**

Treveth open market rental homes will have a three-year lease term to allow residents greater security and to become more integrated into the community

#### **Responsive management of Treveth homes**

Treveth will put in place 'best quality' management services for residents. Treveth strives to be the 'landlord of choice'.

#### **Whole estate management**

Only a small proportion of a Treveth development will be sold on the open market. As the owner/ landlord of the majority of the estate, Treveth will be in a position to be an effective custodian of the long-term quality of the development.



Blackwater, Cornwall is a charming and historic village nestled between Truro and Redruth, just a few miles from the stunning North Cornish coast. With its roots in Cornwall's rich mining heritage and home to the iconic Passmore Edwards Institute, Blackwater blends cultural depth with peaceful rural living. Set in a sheltered valley, the village offers a unique sense of tranquillity, while still providing easy access to major routes like the A30—ideal for commuters and remote workers alike. The close-knit community, local pub, village shop, and well-regarded primary school make Blackwater perfect for families and those seeking a genuine sense of belonging.

This picturesque setting is a magnet for young families, heritage lovers, and those in search of a slower, more grounded lifestyle. Whether exploring coastal walks, joining vibrant community events, or simply enjoying the quiet friendliness of village life, Blackwater offers a balance that's increasingly rare. It's a place where you can grow roots, connect with your neighbours, and enjoy the best of Cornwall's countryside charm—with the coast and culture always just minutes away.



# THINGS TO DO

## NEAR BLACKWATER

### ST AGNES

3 MILES NW

Coastal village, surfing, historic mines (Wheal Coates), part of a World Heritage Site



### MOUNT HAWKE

3 MILES N

Family-friendly, access to coast, rural charm



### TRURO

6 MILES SE

Cornwall's only city; shopping, cathedral, markets, rail links



### PORTHTOWAN

5 MILES NW

Popular beach destination, surfing, cafés, sunsets



### REDRUTH

4 MILES SW

Historic mining town, art venues, Great Flat Lode trails



### SCORRIER

2 MILES SW

Hamlet with gardens (Scorrier House), good for walking/cycling base



### CHACEWATER

2 MILES E

Small village with historic ties to Blackwater's mining railway



### CARNON DOWNS

6 MILES SE

Gateway to Roseland Peninsula, countryside feel









# SITE MAP

## Tenure Key

- Open Market Rent
- Affordable Rent
- Shared Ownership
- Open Market Sales



## House Types - Key

The Holywell - 1 bed

The Perranporth - 2 bed

The Gyllyngvase - 2 bed

The Polperro - 2 bed

The Kynance - 4 bed

# SPECIFICATION

## HWEL KAN

Carpets included as standard throughout.

### **Cloakroom:**

- o Half height tiling behind WC and splashback behind sink.
- o Vinyl floor covering

### **Kitchen:**

- o Fitted kitchen with under pelmet lighting
- o 38mm worktops with matching upstands
- o White composite one & half bowl sink with mixer taps.
- o Glass splashback to hob
- o Vinyl floor coverings
- o Single electric oven, ceramic hob and electric hood.
- o Built in appliances in 4 bed properties
- o Plumbing and electrics for washing machine / washer dryer / dishwasher within specified areas
- o Recessed downlights

### **Family Bathroom:**

- o Floor mounted WC with hidden cistern.
- o Wall hung hand basin in Open Market sale. Pedestal in shared ownership properties
- o Full height tiling to bath and half height tiling to sanitary ware
- o Shower over bath
- o Glass shower screen
- o Shaver point
- o Vinyl floor covering

### **En-suite:**

- o Shower
- o Full height tiles within shower cubicle
- o Half height tiles to sanitary ware

### **Electrical:**

- o Cooker hood to kitchen
- o Mains operated smoke detectors with battery back up.
- o Fire alarms and misting fire safety system located in kitchens.
- o External light to front door and rear
- o PV panels
- o Mechanical extract ventilation in kitchen, bathroom, WC and ensuites.
- o TV Socket to lounge and master bedrooms.
- o USB socket to kitchen and lounge.
- o BT socket and ethernet point to lounge

### **Decoration**

- o Internal walls emulsion white
- o All ceilings smooth finish – emulsioned white
- o Internal woodwork coated with white Satin.

### **Heating**

- o Air source heat pumps with underfloor heating to ground floor and radiators on the first floor.
- Wardrobes
- o Storage cupboard or wardrobe to master bedroom to include hanging rail and shelf.

### **Windows**

- o UPVC double glazed windows

### **External**

- o 1800mm x 1800mm closeboard fencing to rear garden where applicable (plot specific). Please refer to boundary plan.
- o 600 x 600 buff patio slabs. Paths 450 x 450.
- o External tap
- o External IP rated double socket

All homes are timber frame construction. Please refer to detailed working drawings for detailed construction information

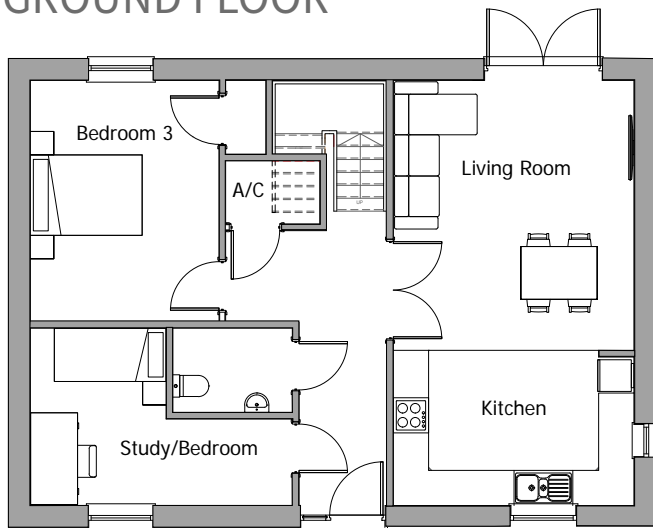
Please be aware that specification may vary depending on the plot and the house type. Please refer to working drawings. Treveth homes reserves the right to alter the specification as required throughout the build process.



# THE KYNANCE

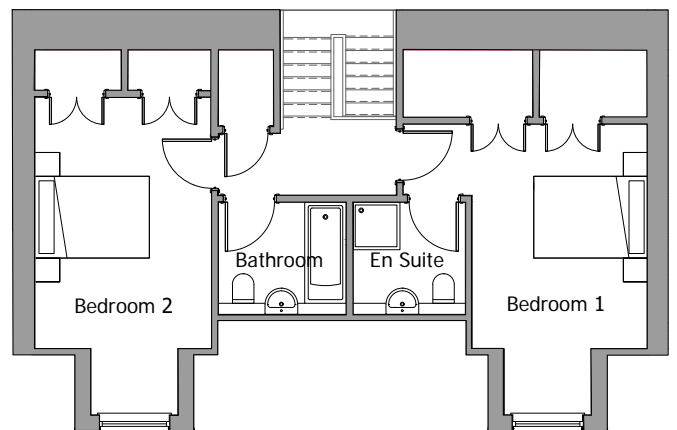
OPEN MARKET - PLOTS 5, 8, 30, 31

## GROUND FLOOR



Living / Kitchen Space – 7.24M X 4.11M  
 Bedroom 3 (GF) - 4.10M X 3.21M  
 Study/Bedroom 4 – 3.02M X 4.46M  
 Ground Floor W/C - 1.43M X 2.03M  
 Hallway - 5.02M X 1.49M extending to 2.74M

## FIRST FLOOR



Bedroom 1 (FF) – 3.03M X extending to 5.34M into the Dormer Window space  
 Bedroom 2 (FF) – 2.94M X 4.88M into the Dormer Window space  
 Ensuite for Bedroom 2 - 1.88M X 1.88M  
 Bathroom ( FF) - 1.88M X 2.15M

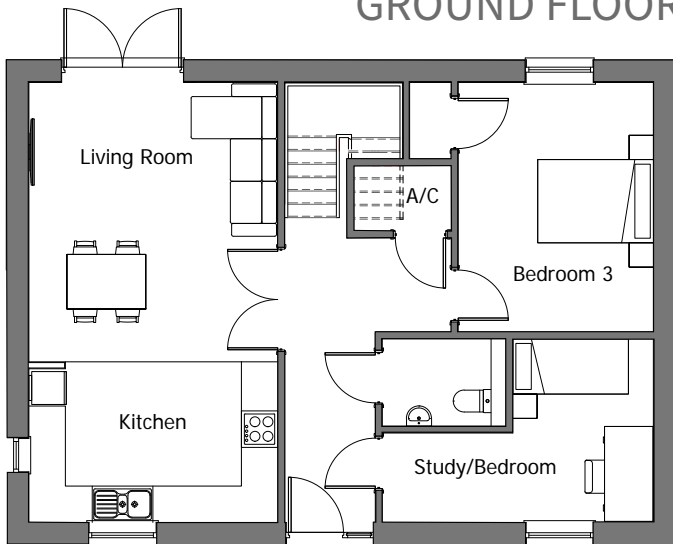
\*Floorplans may vary between plots to include handed versions. All measurements given are approximate, for further details contact the agents.



# THE KYNANCE

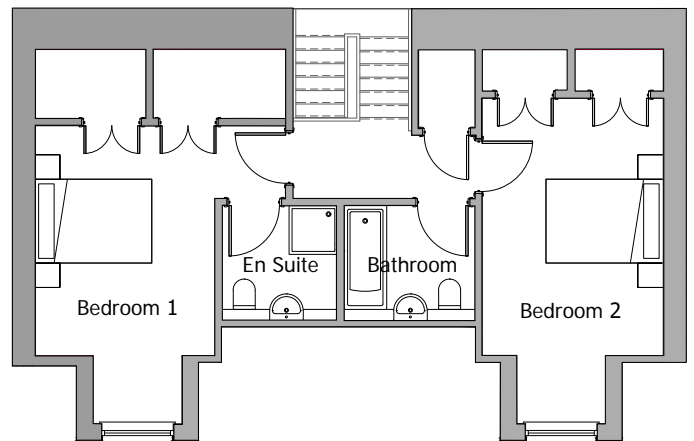
SHARED OWNERSHIP - PLOT 16

GROUND FLOOR



Living / Kitchen Space – 7.24M X 4.11M  
 Bedroom 3 (GF) - 4.10M X 3.21M  
 Study/Bedroom 4 – 3.02M X 4.46M  
 Ground Floor W/C - 1.43M X 2.03M  
 Hallway - 5.02M X 1.49M extending to 2.74M

FIRST FLOOR



Bedroom 1 (FF) – 3.03M X extending to 5.34M into the Dormer Window space  
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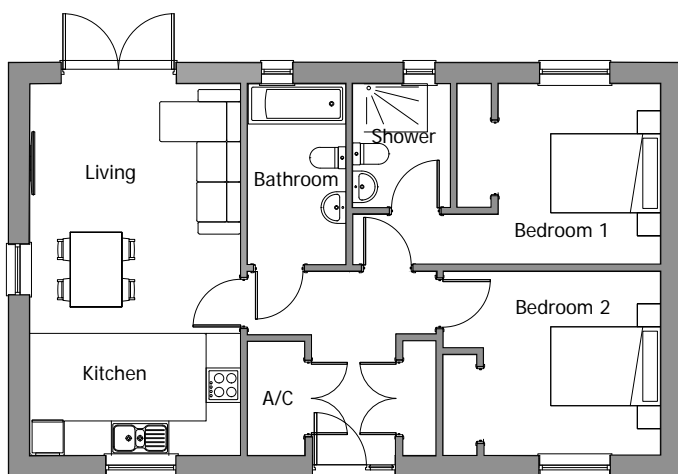
\*Floorplans may vary between plots to include handed versions. All measurements given are approximate, for further details contact the agents.



# THE POLPERRO

OPEN MARKET - PLOTS 10 & 32  
SHARED OWNERSHIP - PLOT 18

## GROUND FLOOR



Living / Kitchen – 3.66M X 6.46M

bedroom 1 - 3.15M X 2.82M

Ensuite - 2.15M X 1.70M

Bedroom 2 - 3.19M X 3.07M

Hallway - 3.19M X 3.28M

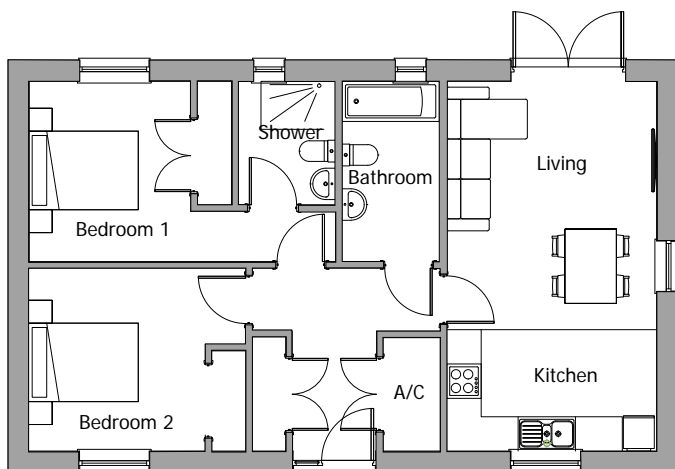
Bathroom - 3.15M X 1.71M



# THE POLPERRO

SHARED OWNERSHIP - PLOT 3

## GROUND FLOOR



Living / Kitchen – 3.66M X 6.46M  
bedroom 1 - 3.15M X 2.82M  
Ensuite - 2.15M X 1.70M  
Bedroom 2 - 3.19M X 3.07M  
Hallway - 3.19M X 3.28M  
Bathroom - 3.15M X 1.71M

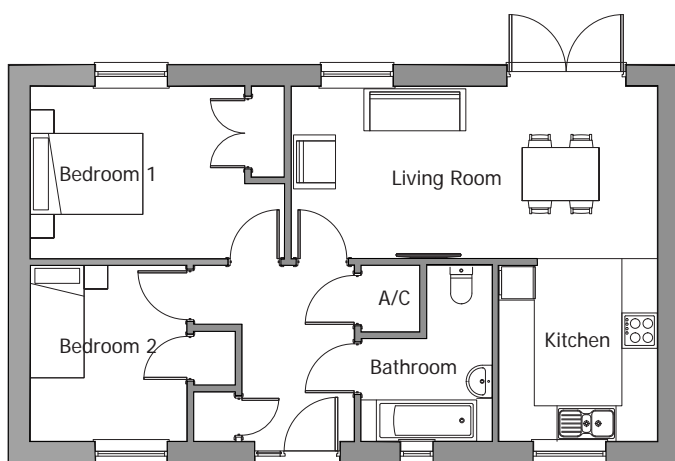
\*Floorplans may vary between plots to include handed versions. All measurements given are approximate, for further details contact the agents.



# THE PERRANPORTH

SHARED OWNERSHIP - PLOTS 12 & 13

## GROUND FLOOR



Living room - 2.91 M X 6.20 M

Kitchen - 2.68 M X 3.09M

bedroom 1 - 2.91M X 3.63M

Bedroom 2 – 2.97M X 2.65M

Hallway 2.72M X 2.97M

Bathroom - 2.23M X 1.74M

# SHARED OWNERSHIP

## INFORMATION

Shared Ownership is an innovative and affordable way to step onto the property ladder. It empowers you to own a share of your dream home, making homeownership more accessible, even in today's competitive housing market. It's an ideal solution for those who aspire to own a home of their own but may find it challenging to purchase a property outright.

### Why Shared Ownership?

Shared Ownership offers you the chance to buy a portion (typically between 25% to 75%) of a property, while the remaining share is owned by a housing association or developer. This arrangement allows you to pay a mortgage on your share and a reduced rent on the portion owned by the housing association. It's a practical and cost-effective way to get your foot on the property ladder.

### Why Shared Ownership at Hwel Kan?

Perran Housing understands the importance of home, and is dedicated to making homeownership dreams a reality. We are thrilled to offer Shared Ownership at Hwel Khan which includes 5 Shared Ownership properties, providing you with a unique opportunity to own a home in a beautiful and thriving community.

#### • Flexible Ownership:

With Shared Ownership at Hwel Kan, you can choose the percentage of the property you wish to own, allowing you to match your investment with your budget and aspirations.

• **Affordability:** Shared Ownership properties often require a smaller deposit compared to traditional homeownership, making it an accessible choice for many. Plus, your monthly payments will be a combination of mortgage and rent, making them more manageable.

• **Opportunity to Grow:** Over time, as your financial situation improves, you have the option to buy additional shares of your home, eventually reaching full ownership. This means you can build equity and take full control of your future.

To be eligible to apply for Share Ownership property at Hwel Kan you must meet one of the following criterias;

For the first 30 days; Have a Local Connection to The Parish of St Agnes through one of the following options;

- being permanently resident therein for a continuous period of at least 12 months immediately prior to Advertising and that residence is of their own choice; or
- (b) being formerly permanently resident therein for a continuous period of five (5) years;
- or
- (c) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein immediately prior to Advertising;
- or
- (d) having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident therein and has been so for a continuous period of at least five (5) years immediately prior to Advertising;

*After 30 days the eligibility locations open up to the surrounding parishes of; Portreath, Chacewater, Kenwyn, St. Day and Perranzabuloe. After 60 days of marketing the criteria opens up to Cornwall residents.*



## Links & Directions

Truro -	8 miles
Falmouth -	9 miles
Newquay -	13 miles
Penzance -	21 miles
Padstow -	28 miles
Lands End -	29 miles

Start at Bradleys Estate Agents, Camborne (38 Trelowarren Street, TR14 8AH). Head east on Trelowarren Street toward Wesley Street. Turn left onto Wesley Street, then right onto Trevenson Street. Continue onto the A3047, following signs for Redruth/Truro. Merge onto the A30 eastbound via the ramp to Truro. Take the exit toward Blackwater/Chiverton Cross. At the roundabout, take the first exit onto the B3277 toward Blackwater. Turn left onto North Hill—Hwel Khan will be located along this road.



**SATNAV: TR4 8ET**

[//estimates.pats.royally](http://estimates.pats.royally)



**SCAN QR CODE**



# TREVETH



A CORNWALL  
COUNCIL OWNED  
PARTNERSHIP

Selling  
Agent

**Bradleys**  
ESTATE AGENTS

For further details please contact:

Bradleys Estate Agents

31 Commercial Street

Camborne, Cornwall TR14 8JX

Tel: **01209 712 121**

Email: [camborne@beagroup.co.uk](mailto:camborne@beagroup.co.uk)

[www.bradleys-estate-agents.co.uk](http://www.bradleys-estate-agents.co.uk)