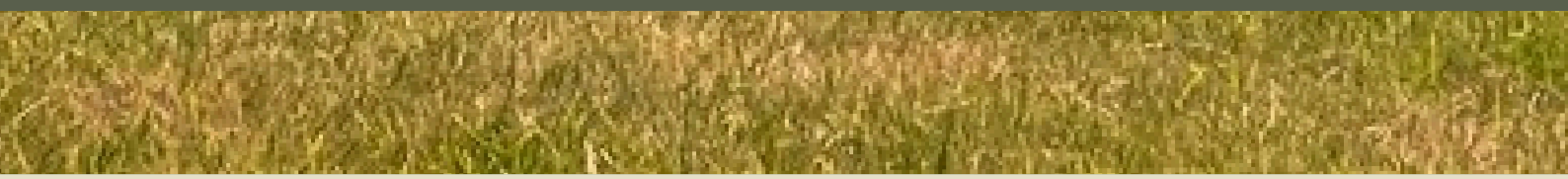


Purchase opportunity

This brochure provides information about the opportunity to buy a bungalow and land at Tregovenek.



Registered as a Community Benefit Society In England & Wales Registration Number 8767
Registered office: Pentiddy Woods, Attwood Lane, Pensilva, Cornwall, PL14 5QU

Tregovenek 'A Place of Hope' is a community project in Southeast Cornwall, aiming to inspire change in how people live, work together, grow food and care for land.

To ensure our sustainability, we are looking for people to be neighbours to our community garden and (eventually) a small education centre/community hub.

We have a bungalow and up to 3.5 acres for sale.

Adjacent to the plot available, there are three barns which will be converted to eco-homes each with around 1 acre of land. We have buyers for these with backgrounds in permaculture, medical herbalism, farming, community organisations and engagement.

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We are looking for a buyer or buyers who share our values and have similar ideas; possibly those wishing to start or re-locate their food growing, land-based or wellbeing enterprise.

We are open to your ideas!
Curious? Read on....





TREGOVENEK
a place of hope

About Tregovenek

Tregovenek, meaning 'place of hope', is a community project that has the health and wellbeing of the local community, the land and its wildlife at the heart. We are a Community Benefit Society, creating a place where we connect, learn and work together to discover what it is we each have to offer to help build a better, fairer world for generations to come.

Our aim is to be an exemplar of community action to inspire change in how people live, work together, grow food and care for land. We believe that how we work together today shapes the future we want to create. We have ensured that Tregovenek is rooted in strong values and principles which flow into our ways of working.

We have created a demonstration community garden for collaborative learning and community growing of organic food. We share land-based and sustainable-living skills and knowledge through weekly work days, workshops and courses and providing volunteering opportunities.

The Opportunity

To ensure our sustainability, we've decided that selling most of our 8.6 acre site to like-minded individuals is the best path forward. Currently the majority of the land at Tregovenek is a single six-acre field of unimproved pasture.



We have prospective buyers for the 3 barns for eco-homes, each with a plot of land. We have 3.5 acres of the field available for sale along with a 4 bedroom bungalow with its own large garden and outbuildings.

There is scope for horticulture, field- scale crops, agroforestry and/or silvopasture, wildlife corridors, coppice and areas of grazing.



The Location

Tregovenek is in a beautiful location in south east Cornwall, with views to the coast, Bodmin Moor and Dartmoor. It is on the outskirts of Pensilva (near Liskeard) which has a shop and post office, a farm shop and cafe, a health centre, primary school (rated "good" by Ofsted), church and leisure/community centre. Tregovenek is adjacent to Pentiddy, a 27 acre off grid family-run permaculture and woodland smallholding, natural burial ground and a community woodland. This creates a wider community to connect with.



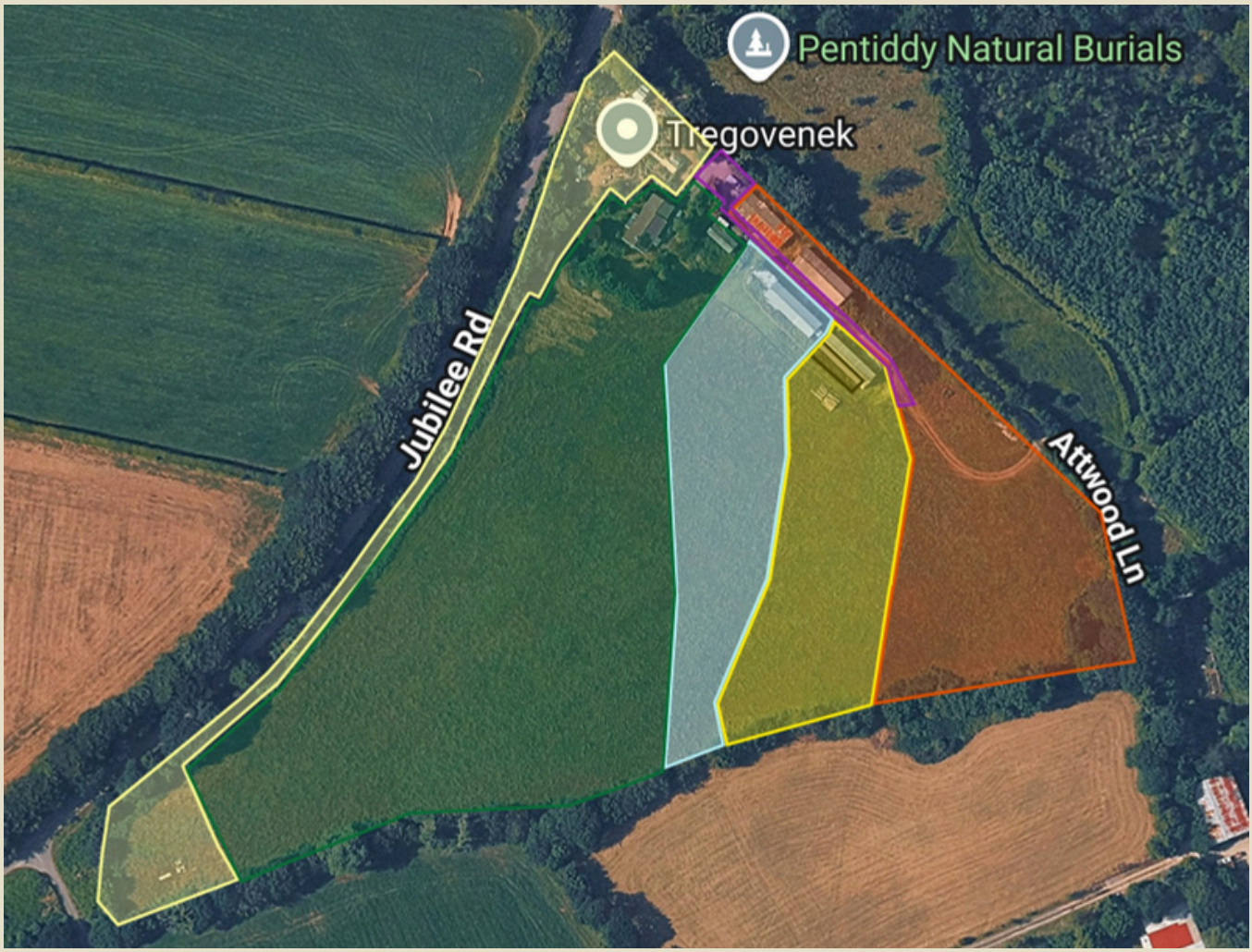
The Details

The following elements of the site are available to buy :

- A 4-bedroom bungalow with one of the bedrooms having separate access, bathroom and kitchen (potential self contained living space). It has solar PV and a heat pump (EPC B) installed in 2023.
- There are 3.5 acres of land, a small wooden barn and a garage.



Map of the plot and the wider site



- Area to be retained by Tregovenek
- Barn plot
- Barn plot
- Barn plot
- Bungalow plot
- Proposed shared access

Asking price c £425,000 for bungalow plot

Includes: Bungalow, bungalow garden, plus 3.5 acres of pasture land.
Access: Driveway and field entrance.
Current utilities: Mains electric, water and septic tank.
Potential for: Two separate dwellings plus land-based/wellbeing enterprise.

Why are we doing this

Since we brought the property in 2022, we have been developing ideas, fundraising, exploring options, renovating buildings, building a community garden, hosting workshops and events and growing our volunteer and supporter base. We have hosted over 40 events; courses, workshops, workdays, open days, tours and presentations.

We bought the site in 2022 with interest free loans from local supporters. Those loans have to be repaid by November 2027. While we had planned a community share offer, we've realised that, given our current capacity and the wider financial climate, we need to explore other ways to raise funds. Hence our decision to sell most of our assets.

What we will do

Tregovenek (the Community Benefit Society) will retain our community garden, space for a car park and an access track. We have planning permission for our Hub to be located in our beautiful community garden and a small car park to the western end of the field.

When built, the Hub will provide meeting and venue space. It will serve as an education centre and a place where people come to recharge, retreat and be inspired by a low-impact lifestyle and a variety of personal growth and land based skills workshops.





TREGOVENEK

a place of hope

Who we are

Tregovenek has been developed by volunteers with broad skills and experience in community-ownership and engagement, environmental education, permaculture design, project and business management.

We value non-hierarchy and use Sociocracy to guide how we organise and make decisions. We have a Board of Directors, five working groups with approximately 30 local volunteers.

The people we are looking for

We are looking for people who hold similar values and vision to buy our site to build the future they are seeking. Ideally our activities will compliment each other. There is an existing supportive community of like-minded people at Tregovenek and Pentiddy.

Our perfect fit would be those who wish to:

- Embrace a low-impact lifestyle and work in partnership with nature
- Work with others to creatively build a world which is more socially, economically and ecologically sustainable
- Be good stewards to the land, enhancing biodiversity, productivity and beauty through the use of regenerative, organic and permaculture methods and principles.
- Be willing to openly engage with Tregovenek CBS, similar organisations, and the wider local community, to create opportunities for public involvement.

We care deeply about this land and will sell to people who will honour those intentions. We invite offers by the end of December 2026.

Seriously considering it?

We would love to hear from you!

Please get in touch with

Fiona Wood (Tregovenek Director)

fiona@tregovenek.org.uk



Further Information







Frequently Asked Questions
Google Map location
Planning permission for barns (PA26/04030, PA26/04007, PA26/03968)
Planning permission for hub, car park, work units, polytunnels (PA25/07339)
Bungalow information (Coming soon)
2023 Director's Annual Report & Financial Accounts
2024 Director's Annual Report & Financial Accounts
2025 Director's Annual Report & Financial Accounts
2026 Director's Annual Report & FInancial Accounts
Pentiddy Woods (property next door)

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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www.tregovenek.org.uk
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