

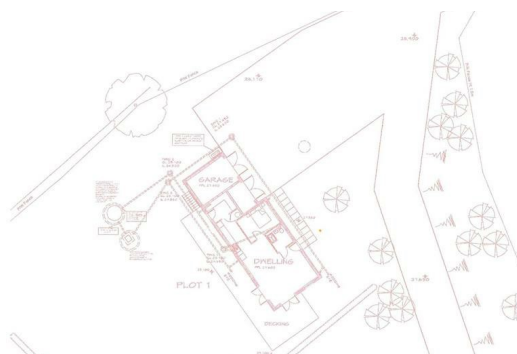
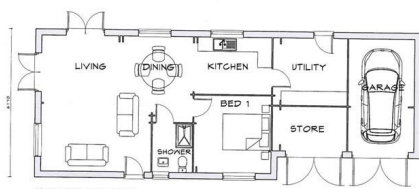


Bonallack Lane, Gweek, TR12 6UJ

Guide price £125,000

Located in an elevated position on the sought after Bonallack Lane, Gweek, is a superb opportunity to purchase a building plot with views towards the boat yard. Planning permission has been granted for a one bedroom single storey dwelling, with a S106 local restriction (Please read on for more info re the S106). Planning Reference is PA21/11675. Freehold.

Energy Efficiency Rating Band: Current: null Potential: null Environmental Impact (CO2) Rating Band: Current: null Potential: null



THE PLOT - DIMENSIONS ARE APPROXIMATE
The plot size has been measured by our vendor and equates to approximately 500 sqm. The maximum build is to be 66sqm. The garage cannot be converted to a habitable room.

- S106 Restriction**
A local connection means Gweek, Constantine, Wendron and Mawgan-in-Meneage.
- A) A permanent resident for at least 3 years.
 - B) Being formerly permanent resident for a continuous period of 5 years.
 - C) A permanent work place of more than 16 hours a week for a continuous period of at least 3 years.
 - D) Having a close family member living in the parishes, mother, father, brother, sister, son or daughter to also be a resident for a continuous 5 year period.

The current planning permission expires 20th January 2026. Therefore any buyer could re-apply for planning for a different type of building if they so wish.

SERVICES
There are no services connected to the plot.

LOCATION
The quaint rural village of Gweek nestles within a sheltered sylvan valley setting at the tidal limits of the Helford River. The superb day sailing waters can be accessed via the nearby boatyard, where the river meanders along the scenic shoreline and eventually flows into Falmouth Bay. The area offers many splendid walks nearby, such as the famous Cornish footpath giving access to both north and south shorelines of the Helford River. The area is a natural haven for wildlife along the sheltered creeks, and the village hosts the National Seal Sanctuary which is an enormous attraction for summer visitors. The village offers a public house, cafe, local shop and a boat yard. A local bus service to Helston and Falmouth areas. The well respected market town of Helston is only approx six miles distant offering an eclectic array of shops, schools and national supermarkets.

Agents Note
The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no

specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

Anti Money Laundering Regulations - Buyers
Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.

