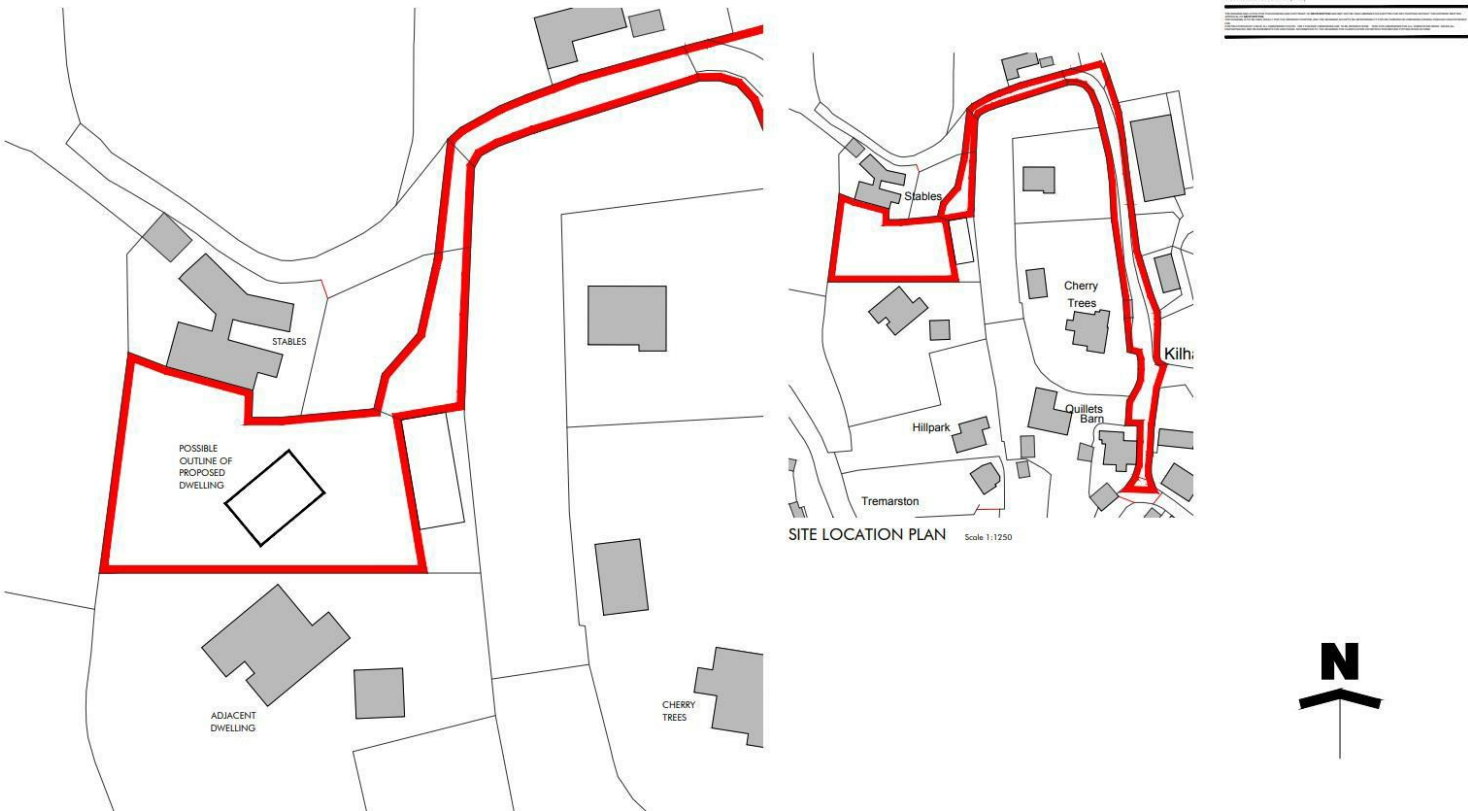




**PLOT AT HILL PARK FARM, KILHALLON ,
PAR, PL24 2RL
GUIDE PRICE £195,000**



A FANTASTIC AND EXCITING OPPORTUNITY TO PURCHASE AN ELEVATED PLOT OF LAND WITH PERMISSION IN PRINCIPLE FOR A DETACHED PROPERTY. THE PLOT IS IN THE TRANQUIL HAMLET OF KILHALLON, CLOSE TO LOCAL AMENITIES WITH COUNTRYSIDE VIEWS.

Important Notice MISREPRESENTATION ACT 1989 and PROPERTY MISDESCRIPTIONS ACT 1991
Messrs. May, Whetter & Grose for themselves and for vendors and lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. May, Whetter & Grose has any authority to make or give any representation or warranty whatever in relation to the property.



Plot at Hill Park Farm, Kilhallon Par, Cornwall, PL24 2RL

LOCATION

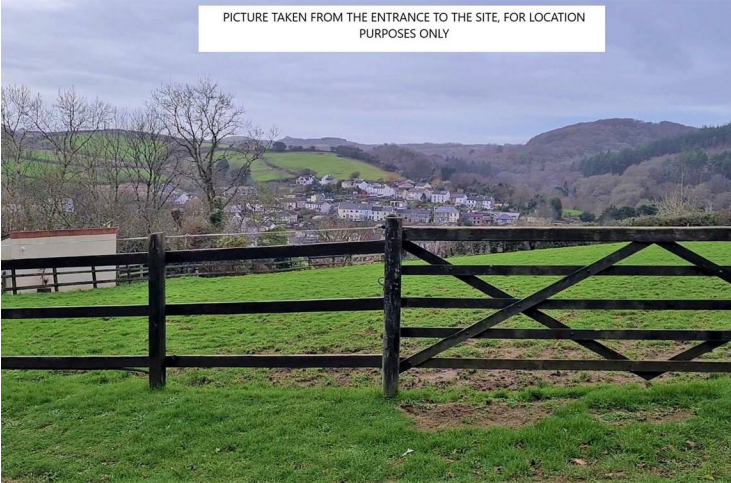
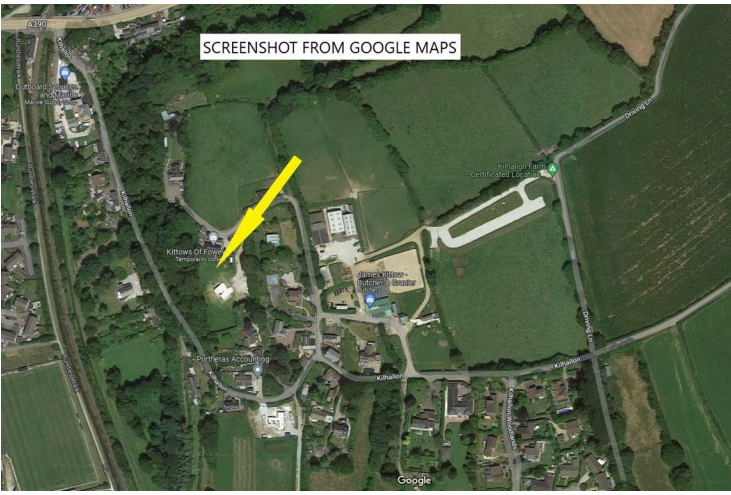
Kilhallon is a quiet countryside hamlet in the parish of Tywardreath and Par. Set in a rural location with elevated views over St Blazey and hills beyond.

Within walking distance of the property are convenience stores, doctors, library, Par beach, pubs, cafes and importantly, great transport links including Par station which is on the mainline to London. For keen walkers Luxulyan Valley is close by as well as the South West coastal path. Some of Cornwall's greatest attractions are also nearby including The Eden Project and the ancient harbour town of Fowey.

PLOT OF LAND

A rare opportunity to purchase a plot of land with elevated views, set in a rural location on the outskirts of Kilhallon.

The vendor has Permission in Principle for one private dwelling. This planning has only just been acquired, please see PA23/07908



Application number: PA23/07908
Agent:
Influence Planning - D Mitchell
108 Treffy Road
Truro
Cornwall
TR1 1WE

Town And Country Planning Act 1990 (As Amended)
Town And Country Planning (Permission in Principle) Order 2017
Permission in Principle

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY GRANTS Permission in Principle** for Application for Principle in Planning Consent: Erection of one single infill dwelling.
at Land North Of Gwel An Porth And Hill Park Kilhallon Par Cornwall PL24 2RL
received as a valid application on 5 October 2023 for the following reason:

The application proposes the development of land which is considered to comprise rounding off development at a recognised settlement for the purposes of residential development. As such, it complies with Policy 3 of the Cornwall Local Plan (2018-2036) (adopted 2018/2019) and with the International

DIRECTIONS

Access to the plot of land is from a lane off Kilhallon Road, the lane is sign posted for the Saints Way and curves around to access a few properties and a local business. This lane is shared until you turn left into the plot to the rear of Hill Park Farm. This lane will continue to be owned by the vendor, with access over given to the new owners.

SERVICES ON SITE

Water and electricity are on site, a septic tank will be needed as the properties are not connected to mains drainage.

Local Authority

Cornwall Council, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

Services

None of the services to the plot have been tested by the Agents.

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.

Tel: 01726 832299 Email: info@maywhetter.co.uk