

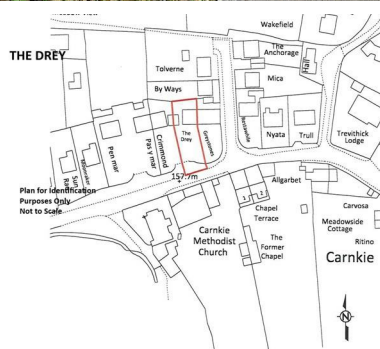


---

The Drey



The Drey, Carnkie, Helston, Cornwall, TR13 0DS



Helston 5 miles Falmouth 5 miles

With planning permission for a replacement dwelling, a partially constructed and well serviced infill building plot at Carnkie

- Foundations Laid
- Electricity to Site
- Mains Water to Site
- Consent for 3-Bedroom Dormer Bungalow
- Front Garden
- Central Village Location
- Freehold
- No CIL payable

Guide Price £175,000



### SITUATION

The Drey is situated in the village of Carnkie about 5 miles north-east of Helston.

### TOWN AND COUNTRY PLANNING

Detailed Planning Permission was granted on 29th April 2019 by Cornwall Council (application no. PA19/02219) for the construction of a detached replacement dormer bungalow. A copy of the decision notice and all associated drawings are available on request from Stags' Truro office or can be viewed on the Cornwall Council Planning website – [www.planning@cornwall.gov.uk](http://www.planning@cornwall.gov.uk).

### DESCRIPTION

The ground works to the plot have all been carried out and indeed the foundations for the bungalow have been laid and concreted. JHAI Ltd inspected and photographed the foundations on 15th June 2021 (copy available from Stags Truro Office on request).

The Planning Permission provides for the erection of a detached dormer style dwelling with parking for a number of vehicles, garden to the front and small rear garden to the rear.

The accommodation includes, on the ground floor, an enclosed Entrance Porch, Living Room, Kitchen and Dining Room, Utility Room, Separate wc and Bedroom with En Suite Shower Room. On the first floor are two further dormer style Bedrooms and a Bathroom.

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

No CIL payable. The site benefits from Minor Benefit Exception under CIL Regulation 42.

### ATTACHED PLANS AND DRAWINGS

The plans attached to these particulars are not to scale and are for identification purposes only.

### VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

### SERVICES

Mains water and electricity to site.  
Mains drainage in the road. There is an original private drainage tank on site.  
New rainwater soakaway to be installed.  
Telephone line to site.  
(The availability for final connection of services have not been checked with Western Power Distribution, BT or South West Water Plc).

### DIRECTIONS

From Truro take the A39 towards Falmouth. At Treluswell Roundabout go straight over onto the next roundabouts. At the second roundabout turn right onto the A394. Drive for about two miles and at Rame, turn right just after the post office. Drive down the hill and at the bottom bear left. Drive to Carnkie down into the village. Pass the estate turning on the right and The Drey is the next property on the right-hand side (before Crimond).

### PLEASE NOTE

The freestanding blocks on site are not included in the sale.



# THE DREY

**Plan for Identification  
Purposes Only  
Not to Scale**

LINE OF FORMER  
NARROW GARDEN

WALL/ FENCE FORMING  
BOUNDARY TO PARKING AREA  
AND PROVIDING ENCLOSURE TO  
PRIVATE AMENITY SPACE

FOUL DRAINS TO  
CONNECT TO EXTG  
SEWER IN ROAD

REAR GARDEN

F.F.L.  
161.100

By Ways

pass y mat

B

Crimmond

Gelstons

PATIO

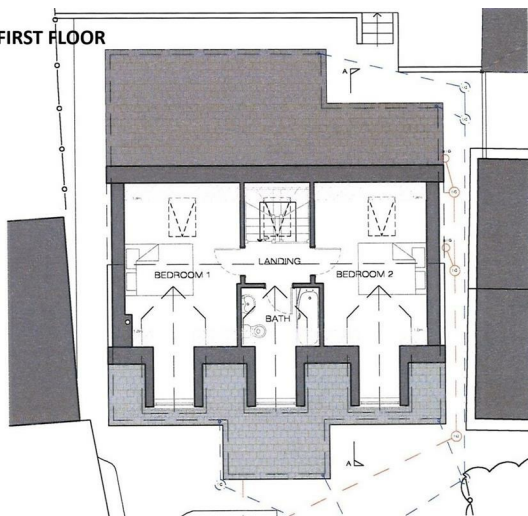
FRONT GARDEN

NEW RAINWATER  
SOAKAWAY

PARKING/  
AREA

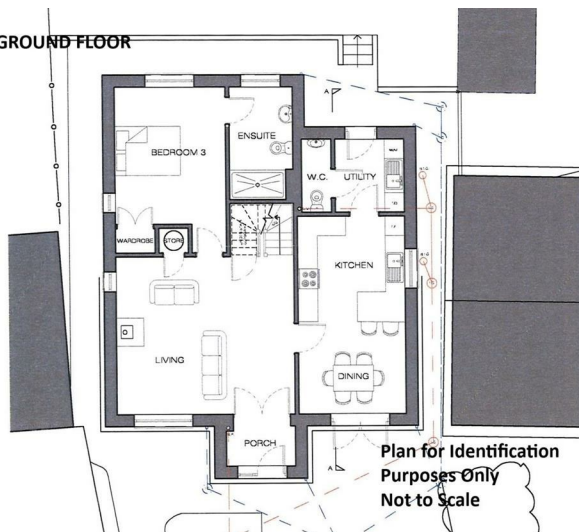


FIRST FLOOR



**Plan for  
Identification  
Purposes Only  
Not to Sale**

GROUND FLOOR



**Plan for Identification  
Purposes Only  
Not to Scale**



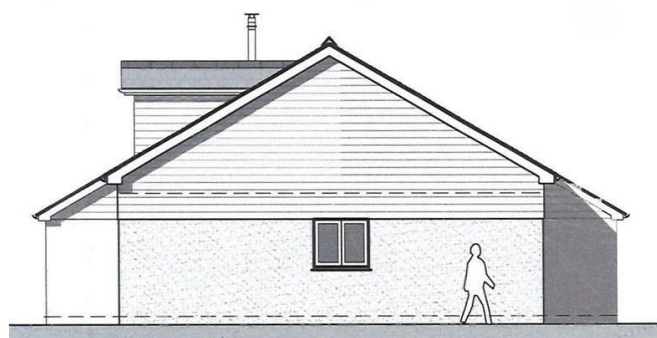
## THE DREY



FRONT (SOUTH) ELEVATION



SIDE (WEST) ELEVATION



SIDE (EAST) ELEVATION



REAR (NORTH) ELEVATION

**Plan for Identification Purposes Only - Not to Scale**

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

61 Lemon Street, Truro, TR1 2PE

01872 264488

truro@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London