



Barns at Sunny Corner
Leedstown Hayle

LODGE & THOMAS

ESTABLISHED 1892

Barns at Sunny Corner

Binnerton Road, Leedstown, Hayle, Cornwall TR27 6BJ

Guide Price £550,000

A range of barns within a redundant farm in an exquisite off road rural location.

Planning consent for demolition and reconstructions of agricultural buildings to form four dwellings, including the installation of a sewage treatment plant, was granted on 12th December 2019 under Planning Application No. PA19/08751.

The site is located at the end of a short lane shared with the neighbouring bungalow and the farmer who needs access to his neighbouring field. A public footpath runs along part of the lane.

The Barns

The completed redevelopment will comprise a two bedroom end terrace cottage, a three bedroom mid terrace cottage, a two bedroom semi-detached single storey cottage and a detached three bedroom single storey cottage, all of which will enjoy unrivalled outlooks across beautiful unspoilt countryside. Each will have its own private garden whilst there is ample space within the 0.9 acre site for parking facilities.

Situation

Sunny Corner is just outside the village of Leedstown on the main road between Hayle and Helston. Hayle is a thriving town on the A30 with a comprehensive range of shopping and schooling facilities, and is famed for not only its rich industrial heritage but also its harbour and miles of sandy beach.

Helston is a busy town, once again with a good range of shopping, commercial and schooling facilities, and is a town well known for the annual Floral Day celebrations and its close links to neighbouring RNAS Culdrose.

Whilst enjoying such a private and rural feel, the site is also well placed for those who need to commute around the County being less than 5 miles from the junction with the A30 at Hayle.



Viewings: Strictly by appointment with the selling agents Lodge & Thomas, 58 Lemon Street, Truro TR1 2PY 01872 272722 property@lodgeandthomas.co.uk

Services: Mains Electricity and Water are available onsite. It is a condition of the planning consent that a private sewage treatment plant be installed. None of these services have been tested and therefore no guarantees can be given.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. In particular, part of the access lane and land is transversed by a Public Footpath.

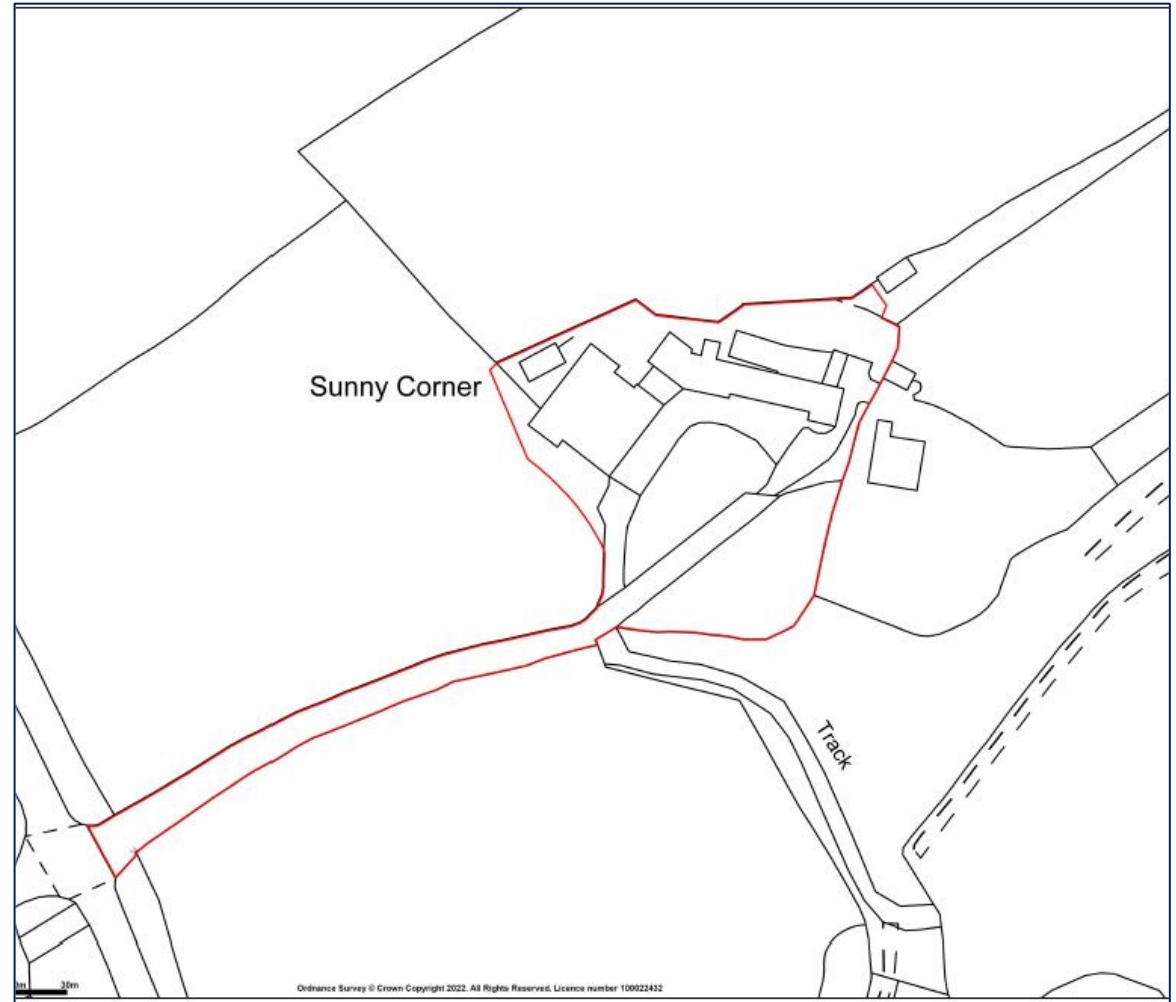
Planning: Planning consent was granted on the 12th December 2019 under Application No. PA19/08751 for the demolition and reconstruction of agricultural buildings to form four dwellings including the installation of a sewage treatment plant. Condition 10 is that the access splay be widened and improved prior to the commencement of any works, and this has been done by the Vendor, therefore the planning consent has become extant.

Mundic Reports: A Mundic Report classifies the current concrete blocks as Class B & C1 and therefore not mortgageable. Copies on request.

Directions: From the village of Leedstown proceed south-east on the B3302 towards Helston. Almost exactly 1 mile from the crossroads in the centre of Leedstown there is a turning on the left hand side where a Lodge & Thomas for sale board will identify the location of the property for sale.

what3words///snooze.ratty.streaking

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.





01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

LODGE & THOMAS

ESTABLISHED 1892