

Building Plot at Trelill, Trewennack, Helston, TR13 0PG



Individual building plot | Serviced | Footings dug and building reg. approved

Planning permission| Potential for multiple dwellings (stc)

An individual building plot with extant planning permission for a three bedroom, three storey detached residence. Fantastic views reaching Goonhilly from the proposed dwelling and potential for multiple dwellings on site (subject to consent).

Guide Price: £195,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Site

Planning permission was granted in March 2022 (PA21/12447) for the construction of a three bedroom, three storey residence which will boast fantastic far reaching views at the rear. Groundworks have already been started, making the planning extant, and there is potential for multiple dwellings on the site (subject to planning permission) – though the proposed accommodation is well suited to providing a ground floor annexe if required.

The proposed new dwelling will offer accommodation comprising entrance hall, bathroom, utility/boot room, integral garage, office and a master suite with double bedroom, dressing room and en-suite bathroom to the ground floor with a large, open plan living/kitchen/dining space with balcony, two double bedrooms – one with an en-suite shower room – and a family shower room to the first floor with a mezzanine study to the second floor. The views to the rear will stretch across farmland to rolling countryside and from the upper floors Goonhilly will be visible.

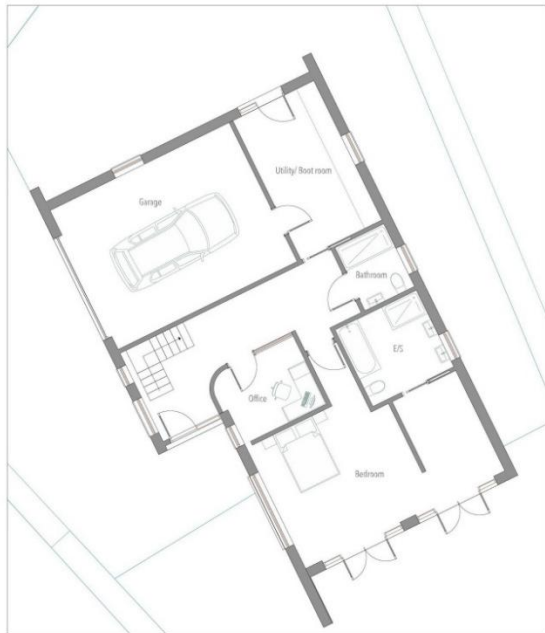
The proposed property will boast parking and garden space with ample room for additional garaging/workshop space if desired (subject to planning). On some of the site (shaded on the land plan) there is a restrictive covenant prohibiting the erection of any dwelling, though the site is large enough to accommodate any dwelling(s) within the unaffected areas and with their parking, garden and amenity spaces forming the areas on which the covenant applies.

Included within the sale price will be the existing static caravan (which is understood to have planning permission to be in situ as a temporary residence) and a storage container.



Artist's Impressions



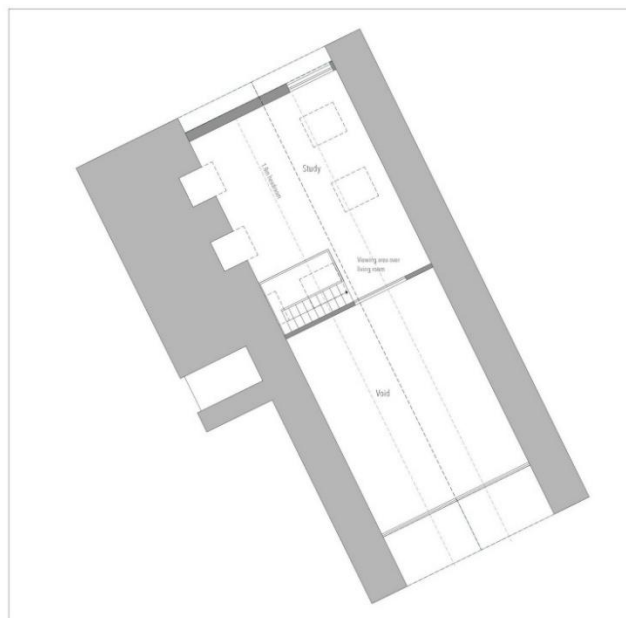


PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

PROPOSED FLOORPLANS



PROPOSED SECOND FLOOR

CIL: Unless an exemption applies, a CIL charge will be payable on completion of the build.

Services: Mains electricity and water connected. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

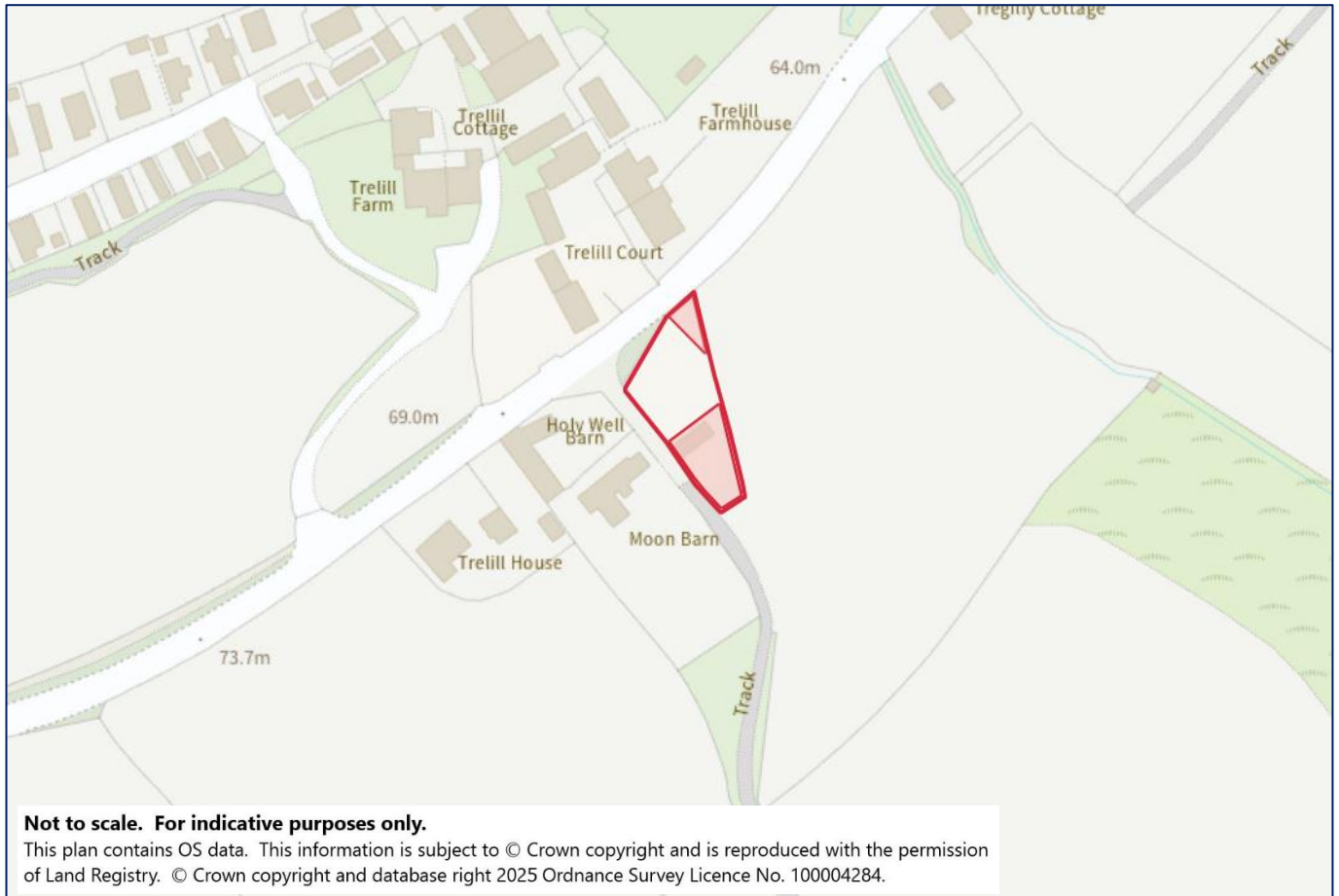
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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.

Location

This building plot is an individual, level site situated along the A394 immediately outside Trewennack, yet still within the average speed check area, which dramatically reduces the noise from passing traffic. The plot is accessed over a shared driveway from the highway and is set in a non-estate position close to a cluster of individual dwellings and conversions.

Trewennack is a small village on the outskirts of Helston, a bustling market town offering a wide array of every day amenities and facilities and home to the Penrose Estate as well as RNAS Culdrose.



Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas.

Tel: 01872 272722 email: property@lodgeandthomas.co.uk

Directions

Heading westbound on the A394 towards Helston, enter Trewennack and follow the road as it bears left and as the road begins to climb the entrance lane leading to the plot will be found on the left (where a Lodge & Thomas for sale board has been erected for identification purposes). Proceed along the lane and the plot will be found on the left hand side.

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