



Development Site,
Burras Farm, Wendron

LODGE & THOMAS
ESTABLISHED 1892

Development Site at Burras Farm

Tolcarne Lane, Burras, Wendron, Helston TR13 0JD

Guide Price - £595,000 (as a whole) Freehold

- Rural Development Site
- Consent for three detached dwellings
- Rural Views
- For Sale as a whole, may consider selling plots individual
- Adjoining land available by separate negotiation

The site is approached off a no through council-maintained road and the proposed drawings allow for separate entrance drive for each dwelling.

The site edged red on the plan extends to approximately 0.64 of an acre and enjoys views to the south over adjoining farmland and the surrounding countryside.

Forming part of the site is a detached single-story barn of traditional stone construction which would lend itself to be converted to an additional dwelling or another alternative use, subject to planning.

Planning

Planning consent was obtained to demolish a range of existing farm buildings and replace with three detached dwellings of stone and rendered elevations with granite quoins under a natural slate roof, on 11/02/2025, planning ref PA24/09428. Full plans are available from the agent or the Cornwall Council Planning Portal.



Proposed accommodation:

Unit 1 - 5 bedroom house

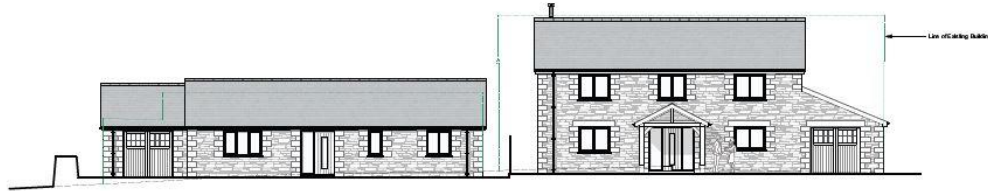
Ground Floor - Entrance Hall, Open plan Kitchen Diner, Utility Room, Living Room, Cloakroom, Bedroom with ensuite shower, integral garage. First Floor – galleried landing, Four double bedrooms (master ensuite), family bathroom. Floor area circa 215.9m²

Outside - Parking and turning area to the rear with a detached single storey stone barn with potential for other uses, subject to planning. Gardens to side and front with patio with southerly countryside views.

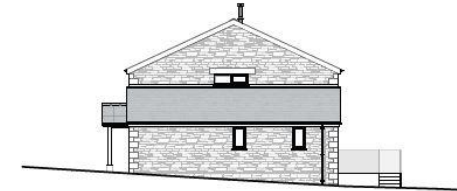
Unit 2 - 3 bedroom bungalow

Single Storey dwelling. Entrance Hall, Open plan Kitchen Living Diner, Utility Room, three double bedrooms (master en-suite) family bathroom, garage. Floor area circa 117.54m².

Outside:- Parking and turning area to the rear, south facing gardens and far-reaching country views.



PROPOSED NORTH ELEVATION 1.100 (UNITS 1 & 2)



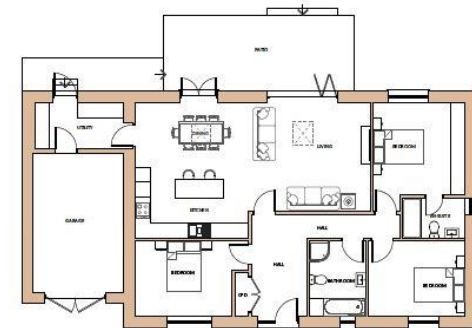
PROPOSED WEST ELEVATION 1.100 (UNIT 1)



PROPOSED GROUND FLOOR PLAN 1.100 (UNIT 1)



PROPOSED FIRST FLOOR PLAN 1.100 (UNIT 1)



PROPOSED GROUND FLOOR PLAN 1.100 (UNIT 2)



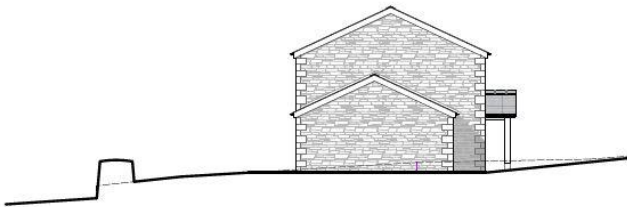
PROPOSED WEST ELEVATION 1.100 (UNIT 3)



PROPOSED SOUTH ELEVATION 1.100 (UNIT 3)



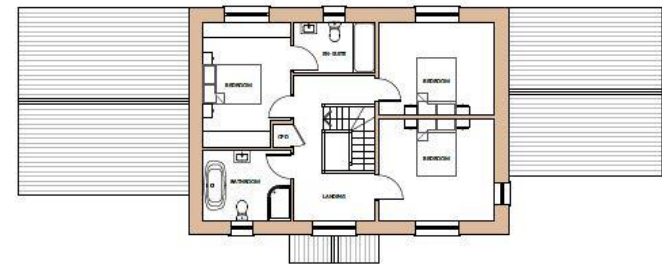
PROPOSED EAST ELEVATION 1.100 (UNIT 3)



PROPOSED NORTH ELEVATION 1.100 (UNIT 3)



PROPOSED GROUND FLOOR PLAN 1.100 (UNIT 3)



PROPOSED FIRST FLOOR PLAN 1.100 (UNIT 3)

Unit 3 – 4 bedroom house

Ground Floor -Entrance Hall, Open plan Kitchen Diner, Living Room, Utility Room, Bedroom with ensuite. Garage/ workshop. First Floor: Galleried Landing, master bedroom ensuite, two further double bedrooms, family bathroom. Floor area circa 162.98 m2

Outside: Parking and truing area to the rear. Gardens to the side (south) and front (east) with rural views.

Community Infrastructure Levy (CIL)

We are informed there is a nil CIL liability for the proposed development.

Proposed Services: It is understood mains water and electricity are in the vicinity. Private foul drainage system for each unit.

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.

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 each of the statements contained in these particulars. The attached plan is not to scale and is for the purpose of identification only. Although believed to be correct the accuracy of the plan is in no way guaranteed nor does it form part of the Contract.



Location

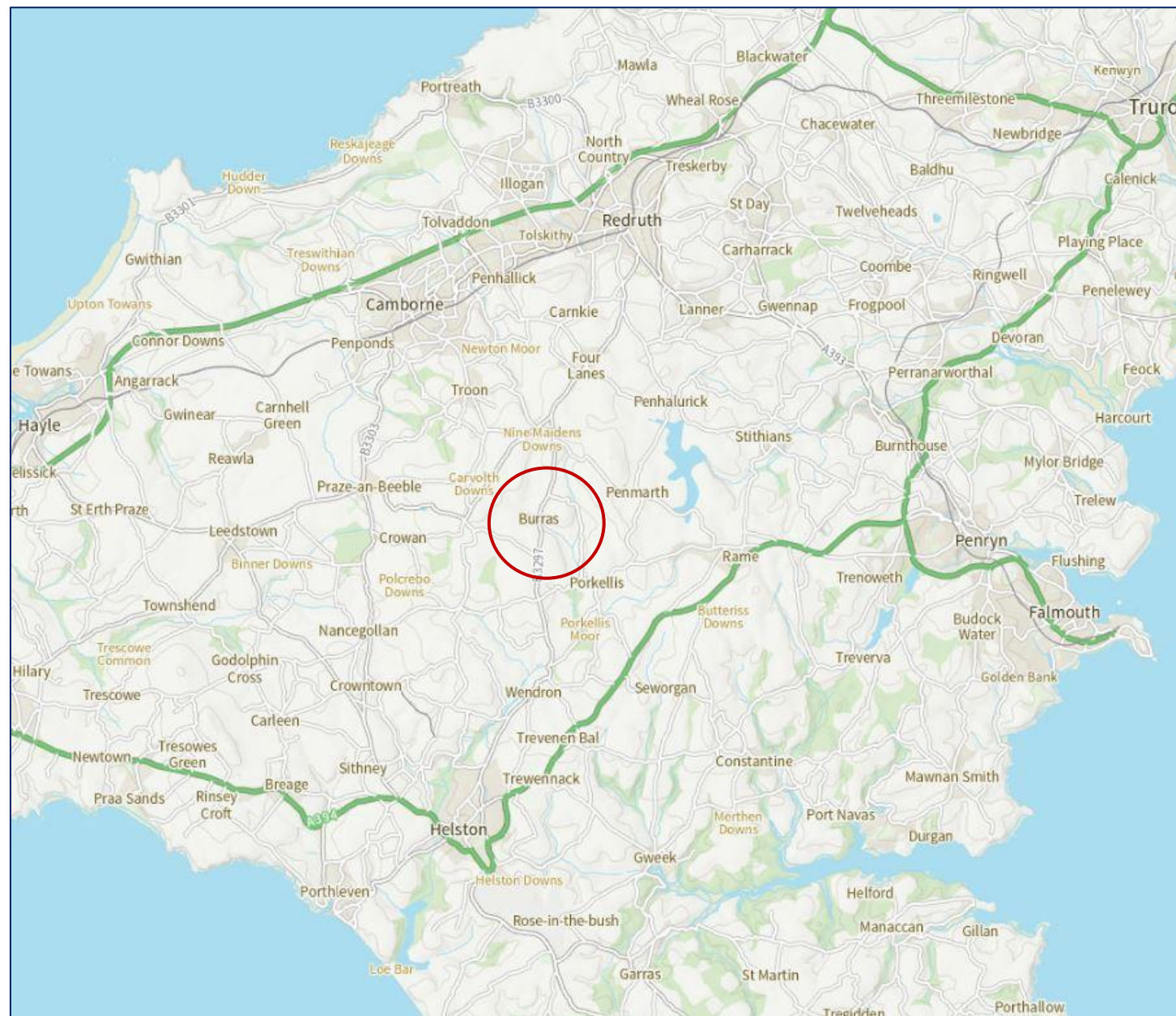
The development site is situated in the small rural hamlet of Burras approximately mid-way between Helston and Redruth. The old market town of Helston lies approximately 5 miles to the south and provides a variety of retail and leisure facilities along with educational, health and professional services. The conurbation of Redruth and Camborne lies approximate 5 miles to the north and the port of Falmouth, famed for its sheltered sailing waters approximately 10 miles to the east.

Both the north and South Cornish coastline are within easy reach providing access to the many scenic coastal walks and sandy beaches.

Viewings. Strictly by appointment with the vendors sole agents, Lodge and Thomas 01872-272722

Directions: From Helston, take the B3297 towards Redruth, passing through Trenear and Farms Common. Entering Burras, turn right, just before the road climbs. Proceed along the lane for approximately 100m and the yard will be located on your right.

What3words///<https://lodgeandthomas.co.uk/property/brane-farm-sancreed-penzance>



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