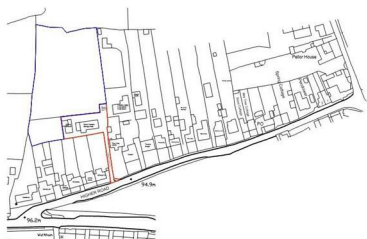


Higher Road Breage TR13 9PL

Offers In The Region Of
£275,000

Tenure - Freehold

- BUILDING PLOT IN APPROX 1.5 ACRES
- REFERENCE PA24/09508
- PLANNING IN PRINCIPLE FOR ONE DWELLING
- SOUGHT AFTER VILLAGE LOCATION
- PRIVATE DRIVEWAY
- VIEWING BY APPOINTMENT



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DESCRIPTION

A rare and fantastic opportunity to purchase this development site set on the rural outskirts of the highly popular village of Breage. Planning in principle has been granted for one dwelling with land extending to approximate 1.5 acres at the end of a private driveway.

Located off Higher Road in Breage, the village offers a local school, pub, social/snooker club, post office and other amenities including playing fields and bus stops with regular services to and from Helston & Penzance.

ADDITIONAL INFORMATION

For further details please visit the Cornwall Council planning portal using reference PA24/09508

The application proposes the development of land for housing which is considered to comprise previously developed land immediately adjoining a recognised settlement for the purposes of residential development. As such, it complies with policy H1 in the Breage Neighbourhood Development Plan 2017-2030 and policies 1, 3 and 21 of the Cornwall Local Plan Strategic Policies 2010-2030.

Please note that the proposed development set out in this application would be liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). The amount of the liability would be calculated when the related technical details application is determined. Further information about CIL is available at www.cornwall.gov.uk/cil.

MATERIAL INFORMATION

- Tenure: Freehold
- Covenants or Restrictions: None
- Tree Preservation Orders: None
- Planning Reference : PA24/09508
- Conservation Area: Lane only
- Parking Arrangements: Large parking area, proposed garage
- Dangers or Safety Concerns: None
- Flood Risk: None
- Costal Erosion Risk: None
- Disputes or Complaints: None
- Mining Area: No
- Japanese Knotweed: None
- Broadband Speed: Standard
- Mobile Phone Coverage: O2 - Limited Vodafone - Limited Three - Limited, EE - Likely

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