



BARNES AT HAE LARCHER FARM
THE LIZARD, HELSTON,
TR12 7NX

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



BARNs AT HAELARCHER

THE LIZARD HELSTON TR12 7NX

SUPERB TRADITIONAL STONE BARNs WITH DISTANT SEA VIEWS AND PLANNING CONSENT FOR CONVERSION

In a fabulous location within walking distance of the village centre and the south Cornish coastal footpath. Backing onto fields and enjoying stunning sea and coastal views.

Two detached barns with planning permission granted for conversion into three dwellings and garage. Very attractive buildings with Cornish stone and granite elevations.

Very large plot with potential to create enclosed gardens. Huge parking space with potential for additional garages and outbuildings - subject to consent.

A very rare and exciting opportunity.

Further details from the sole agents.

GUIDE PRICE £550,000

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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

GENERAL COMMENTS

The Barns at Haelarcher Farm are a fabulous range of traditional stone barns that have planning permission granted by Cornwall Council for conversion into three individual dwellings. The location is very special and whilst very close to Lizard village centre, it is very quiet and backs onto fields. There are fabulous far reaching views including excellent sea views from the proposed living accommodation in two main barns and outside. The barns are also within a five minute walk of the south Cornish coastal footpath. The buildings are very attractive with natural stone elevations with substantial granite lintels and quoins which will look stunning once the conversion is complete. There are two single storey detached barns and the planning permission granted is to convert into three - one detached four bedroom, and two semi detached three bedroom dwellings. French doors will open from the two largest barns into the gardens and these will have fantastic sea views. The main detached barn has the largest gardens which are south facing with views and planning has been granted for a detached double garage. The barns will open onto a central courtyard garden. A further piece of ground is included to the south for additional parking and ample space to erect further garages and outbuildings (subject to consent).

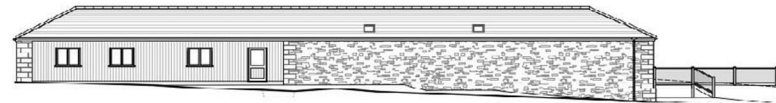
LOCATION

Lizard village centre is within a short walk of the barns and includes three pubs, several local cafes and an excellent primary school. It is the United Kingdom's most southerly village. Much of the surrounding coastline is protected by the National Trust and the peninsula is classified as an Area of Outstanding Natural Beauty, characterised by towering serpentine cliffs, magnificent beaches and pretty fishing villages. The larger nearby village of Mullion has an outstanding secondary school and wider range of daily facilities. Helston lies approximately ten miles to the north and has a good selection of shops, banks, building societies, schools, churches, restaurants and public houses.

Kynance Cove, one of the best-loved beaches in the county, is two miles to the west, the pretty fishing village of Cadgwith is three miles away. The adjoining footpath leads to the South Cornish Coastal Footpath with far reaching views and walks towards Lizard Point and Kynance Cove.

PLANNING PERMISSION

Planning Permission was granted by Cornwall Council, Application Number PA22/10596 on the 21st of February 2023 for "Conversion of existing barn complex into 3 residential dwellings". Further details are available from the sole agents.



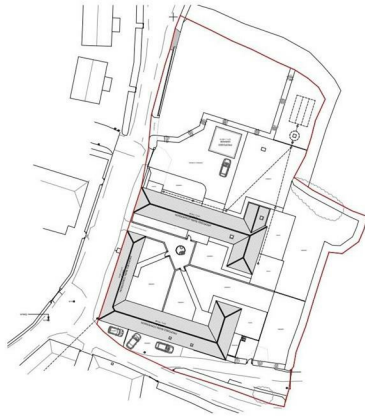
CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
- 2 The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".
- 3 No development, other than demolition of any buildings or structures, shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Land contamination risk management (LCRM)(or equivalent British Standard and Land contamination risk management if replaced)), and

shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include: a) a survey of the extent, scale and nature of contamination; b) the potential risks to: - human health; - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; - adjoining land; - ground waters and surface waters; - ecological systems; and - archaeological sites and ancient monuments.

4 No development shall take place where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken

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including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.

5 The approved remediation scheme referred to in condition No. 4 shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before the development is occupied.

6 Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported in writing immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These

approved schemes shall be carried out before the development is resumed or continued.

7 No development involving the use of external materials shall take place until details of the materials to be used in the construction of the external surfaces doors/windows/lintels/sills/stonework/pointing/guttering and downpipes/roof slates and method of fixing) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

8 Prior to the first occupation of the development hereby permitted, a scheme of hard and soft landscaping for the site shall have been submitted to and approved in writing by the Local Planning Authority. The hard and soft landscaping scheme shall provide planting plans with written specifications including: - Details of all existing trees, hedgerows and site boundaries on the land, showing any to be retained following completion of the development; - Full schedule of plants; - Details of the mix, size, distribution and density of all trees/shrubs/hedges; - Cultivation proposals for the maintenance and management of the soft landscaping; - Proposed site boundary treatment and means of enclosure;

- Car parking layout; - Other vehicle and pedestrian access and circulation areas; - Hard surfacing materials. The hard landscaping measures comprised in the approved scheme of

landscaping shall be completed in accordance with the approved details prior to the first occupation of the development hereby permitted. All planting, seeding or turfing comprised in the approved scheme of soft landscaping shall be carried out in the first planting and seeding seasons following the first occupation of any of the dwellings or the completion of the development, whichever is the sooner. Notice shall be given to the Local Planning Authority when the approved scheme has been completed. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species as those originally planted.

9 Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is first occupied. The lighting scheme shall be implemented in accordance with the approved details and retained as such thereafter.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no development within Classes A, C, D and E of Part 1 of Schedule 2 to the said Order shall be carried out without an express grant of planning permission, namely: The enlargement, improvement or other alteration of

the dwellinghouse; Any other alterations to the roof of the dwellinghouse; The erection or construction of a porch outside any external door of the dwelling; The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure.

11 The development hereby permitted shall be carried out wholly in accordance with the mitigation, compensation and enhancement recommendations contained within sections 7 and 8 of the following submitted ecology report: - Bat Emergence Surveys and Mitigation Report undertaken by Darwin Ecology; dated 12th September 2022.

12 No development shall commence until a suitable scheme for the provision of roosting bats and nesting birds within the approved development has been submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved scheme prior to the first occupation of the development hereby permitted and the provision for roosting bats and nesting birds shall be retained thereafter in accordance with the approved scheme.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From Helston proceed in a southerly direction along the A3083 towards the Lizard and after entering the village continue on this road past the gift shop and off licence, continuing where the road narrows and follow the road around to the right. Turn left onto Penmenner Road and Haelarcher Barns will be found after a short distance on the left where a Philip Martin sale board has been erected.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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