

# Development Site East of Taro Moe Porthleven Road Helston, Cornwall TR13 8WN





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Nestled on the tranquil outskirts of town, on the edge of the picturesque Penrose Estate and in close proximity to the serene boating lake, this exceptional development opportunity awaits. With planning consent already granted, this project offers the chance to create four generously sized family homes, each set on its own spacious plot. Each property has been thoughtfully and individually designed to meet the needs of modern living with plenty of space to accommodate those needing to work from home. Quality family homes in Helston are always in high demand and short supply making this an exceptional opportunity for developers. Full plans can be viewed on the online planning register using reference PA23/04707.



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PRICE - £500,000

#### LOCATION

Helston is famed for its historic Flora Day celebrations on 8 May when the town is bedecked with greenery, bluebells and gorse and throughout the day dancers weave in and out of shops, houses and gardens following the Helston Town Band playing the famous Floral Dance and ushering in the Summer. Helston was granted its charter in 1201 and was originally a thriving port. Where the river joined the sea is now Cornwall's largest freshwater lake, separated from the sea by Loe Bar, a long sand bar.

The modern town and the surrounding nearby areas now boast many Primary Schools with the nearest Secondary Schools being in Helston and Mullion. Helston also enjoys a leisure centre with a swimming pool and large gym and many amenity areas including the Coronation Boating Lake and the beautiful National Trust Penrose Estate offering a

host of woodland walks. Helston is widely regarded as the gateway to the stunning Lizard Peninsula and is within a 10 minute drive of the thriving harbour and coastline at Porthleven offering an array of shops and good quality restaurants as well as world class surf. The city of Truro and the towns of Falmouth, Penzance and Hayle are all within a 20 to 30 minute drive.

#### THE SITE

Full planning details can be viewed on the online planning register under reference PA23/04707.

#### GIFA FOR EACH PLOT

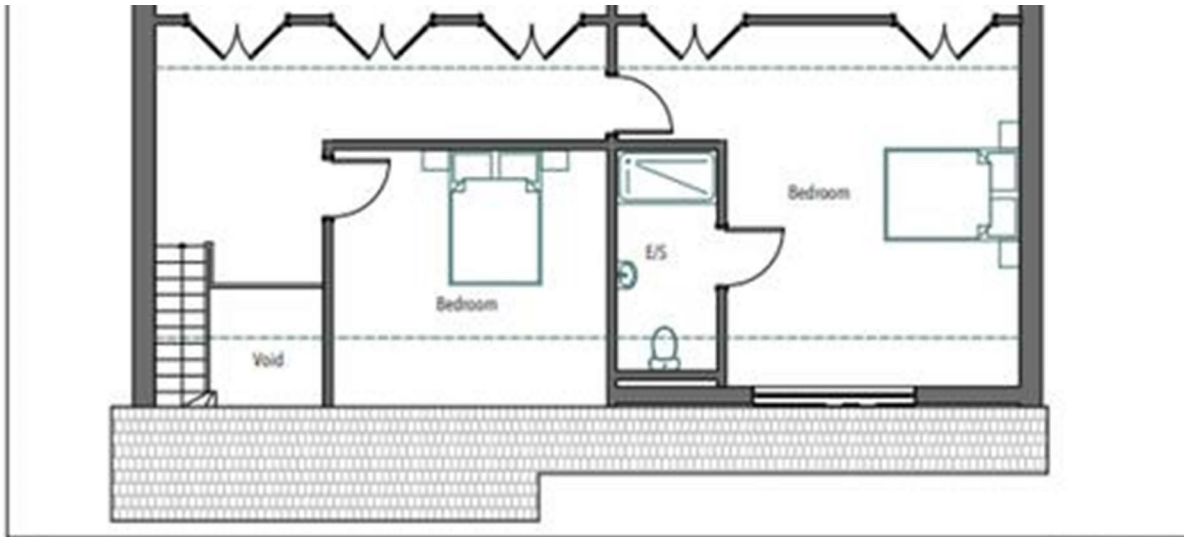
PLOT 1 - 182 SQ METERS PLUS GARAGE AT 33 SQ M

PLOT 2 - 159 SQ METERS NO GARAGE

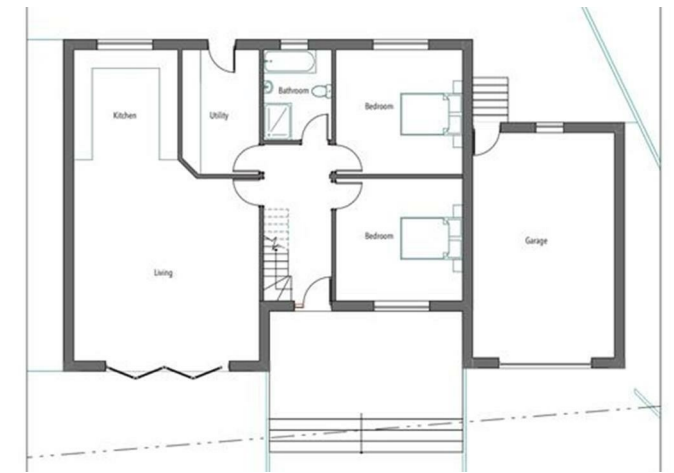
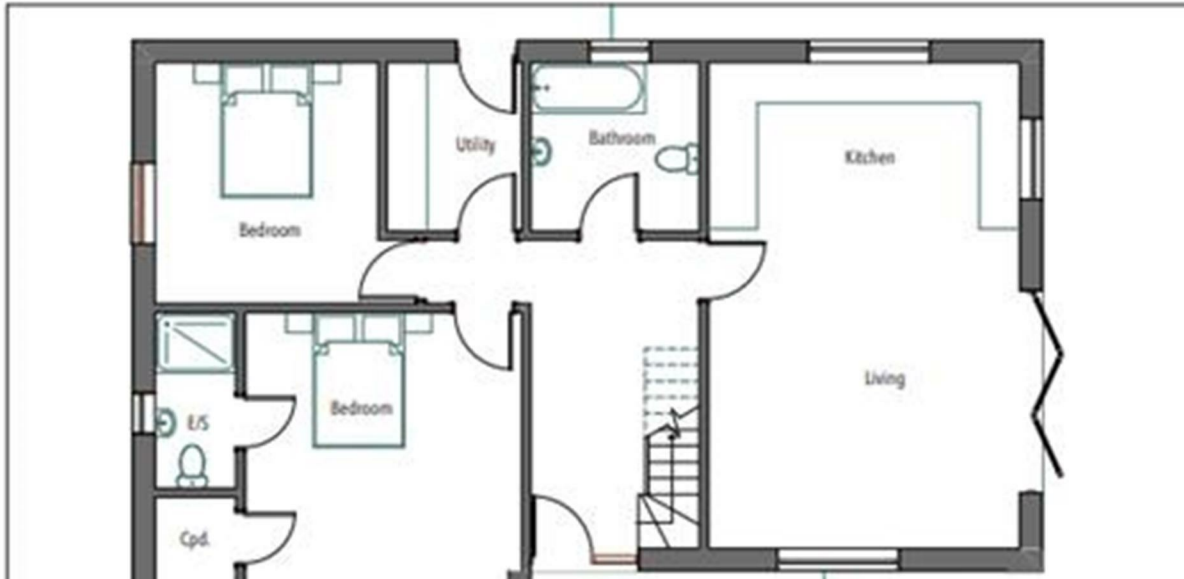
PLOT 3 - 186 SQUARE METERS PLUS GARAGE AT 24 SQUARE METERS

PLOT 4 - 260 SQUARE METERS PLUS GARAGE AT 35 SQUARE METERS.





Plot 2 First Floor Plan



### SERVICES

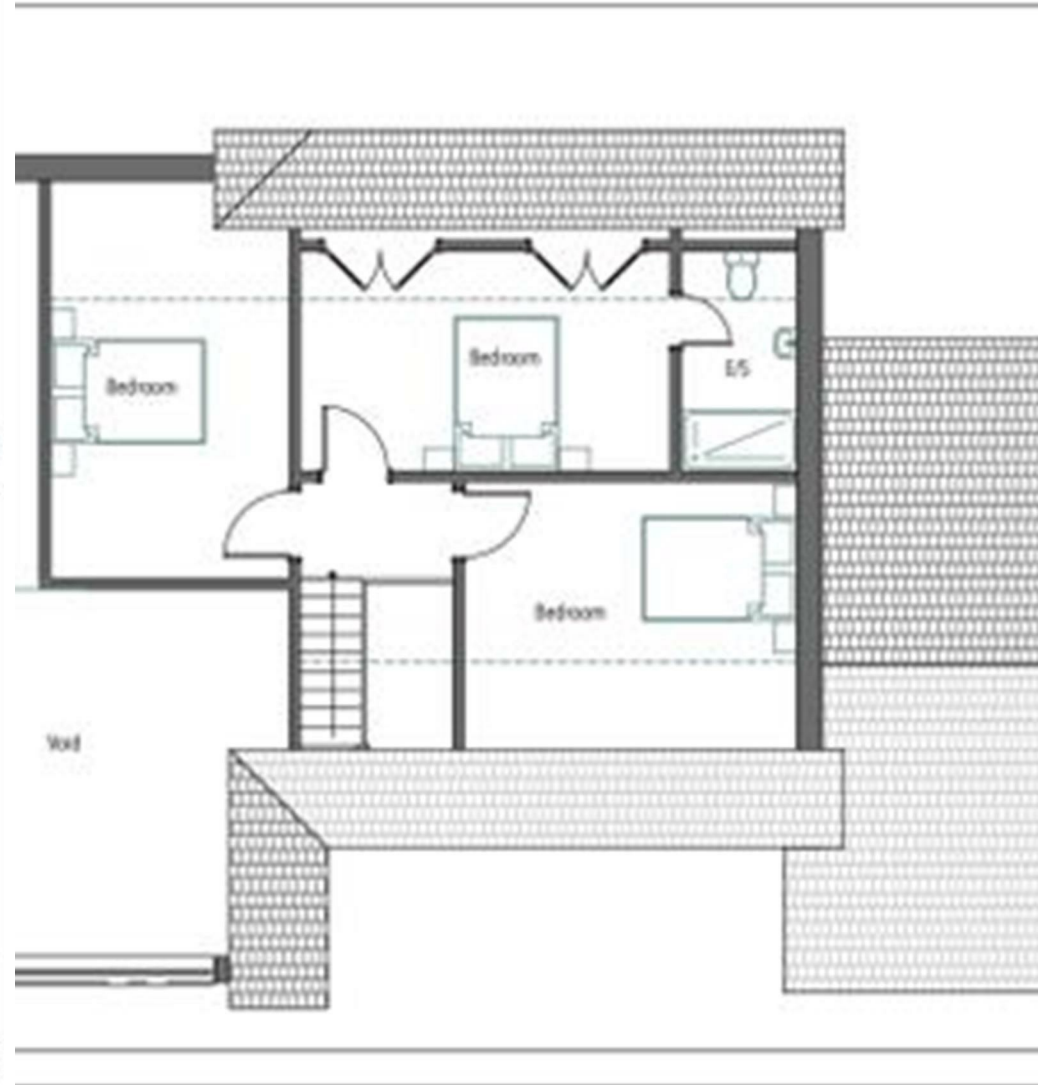
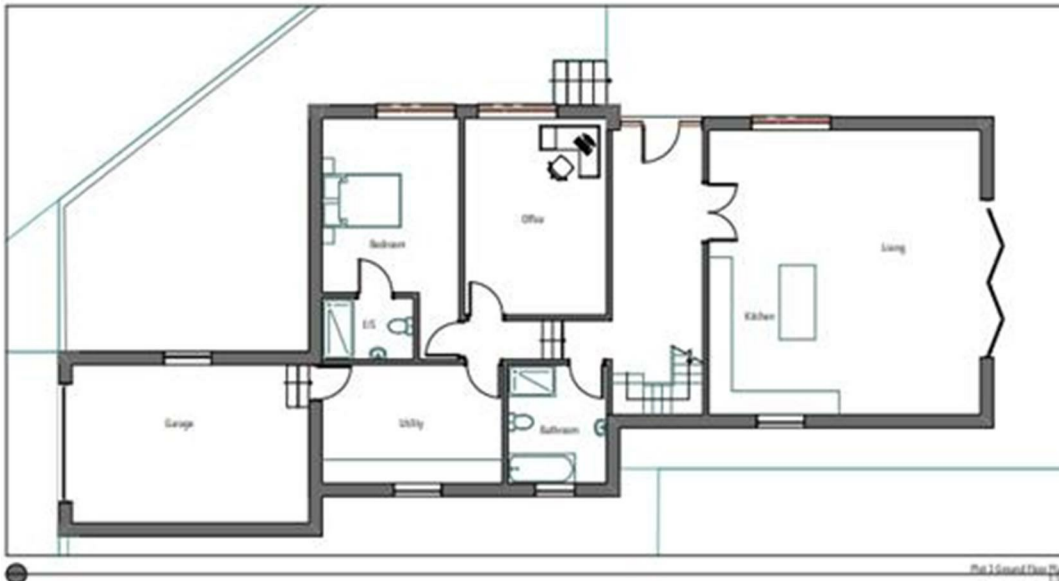
The site is unserviced it would be the purchasers responsibility to have services connected.

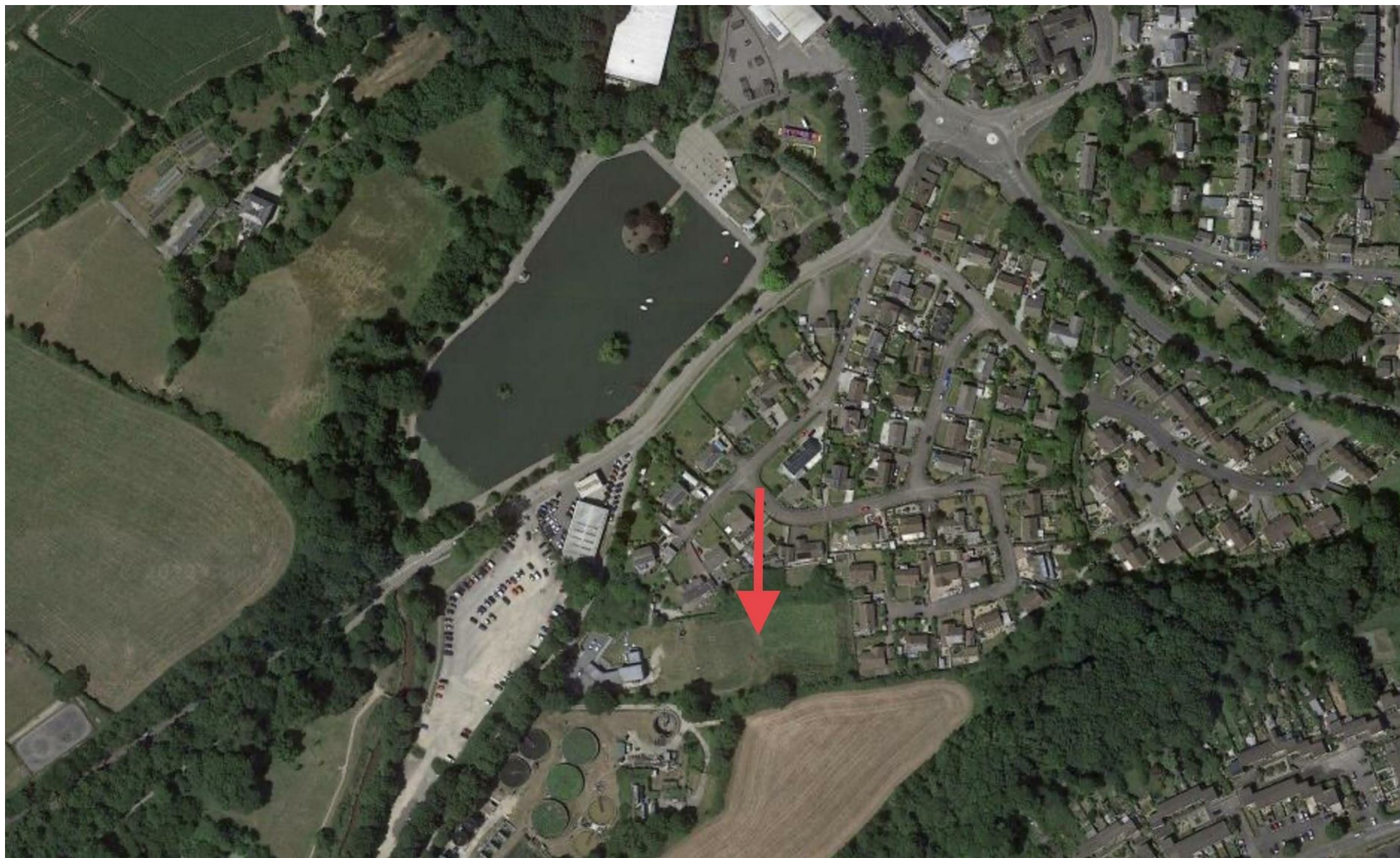
### ANTI MONEY LAUNDERING REGULATIONS – PURCHASERS

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

### PROOF OF FINANCE – PURCHASERS

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.





The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

