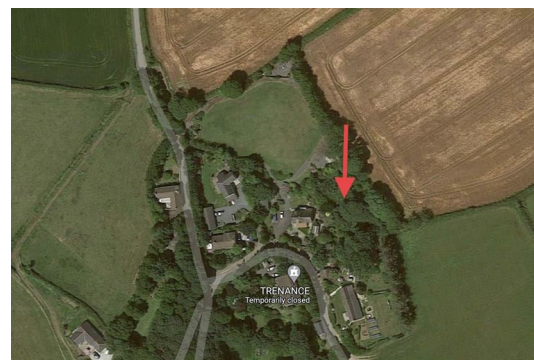
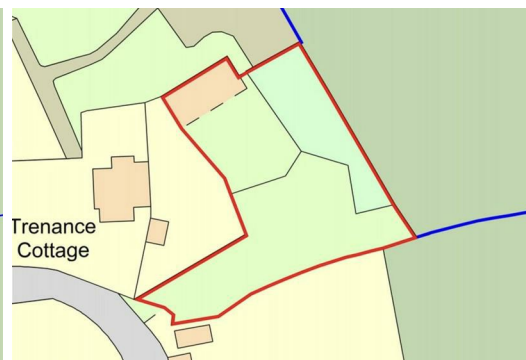


Land to the East of Trenance Cottage Trenance, St Keverne, TR12 6QL

Nestled in the heart of a truly magical rural hamlet, where tranquillity meets coastal beauty, lies an exceptional opportunity for those with a dream to build their ideal home or for astute developers seeking a unique investment. In addition to the marketed plot there are a further two acres of land available by separate negotiation.

This enchanting plot of land is a hidden gem, just a stone's throw away from the sheltered coves of Porthallow and Porthoustock, and within close proximity to the bustling village of St Keverne, offering a comprehensive array of convenient day-to-day amenities.

Outline planning has been granted for construction of up to 2 dwellings this can be viewed on the Cornwall online planning register using reference PA23/01622.



GUIDE PRICE - £300,000

LOCATION

Located on the sheltered Eastern side of the magnificent Lizard Peninsula, not far from the tranquil creeks of the Helford River, this plot lies between the historic fishing coves of Porthoustock and Porthallow. Porthoustock is popular with divers due to the number of shipwrecks in the area around the infamous. The beach is also perfect for wild swimming, kyacking and paddle boarding.

Porthallow is recognised as the half-way point along the world-famous South West Coast Path as it winds its way from Minehead to Poole and is perfectly placed to access breathtaking coastal walks with far-reaching views across the sparkling waters of Falmouth Bay and St Mawes. The wildlife along this idyllic stretch is both varied and spellbinding, anything from soaring buzzards and diving cormorants to bobbing seals, leaping dolphins, and gentle but giant basking sharks.

This tranquil corner of the south Cornwall coast offers a wonderful local community within easy reach of the region's most beautiful beaches. A good range of day to day facilities are on offer in nearby St Keverne with more comprehensive facilities including a choice of national supermarkets on offer in Helston.

THE SITE

Full planning details can be viewed on the online planning register under reference PA23/01622.

AGENTS NOTE

There are approximately 2 acres of land adjoining the plot that may be available by separate negotiation to the buyer of this site. Please ask for further details.

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.

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