

Land adjacent to Holy Well Barn
Helston, TR13 0PG





North East Elevation
1:100



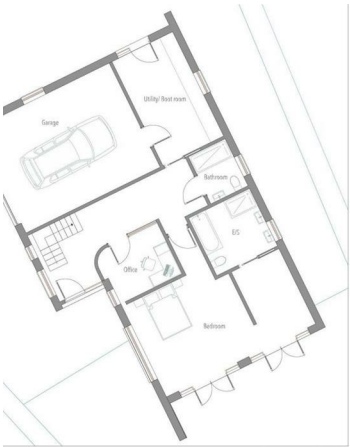
South East Elevation
1:100



South West Elevation



North West Elevation

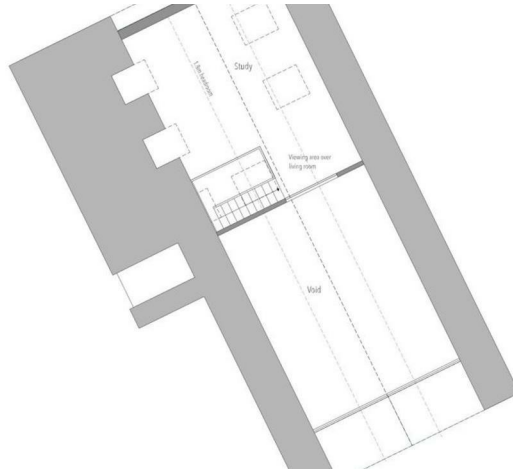


Proposed Ground Floor Plan
1:200



Land adjacent to Holy Well Barn Helston, TR13 0PG

Welcome to this exceptional building plot on the edges of Helston. The plot comes with full planning permission for a substantial 4 bed detached dwelling, making it a dream opportunity for those looking to build their own home. Situated on the edge of Helston, this plot is conveniently positioned and will afford countryside views due to its reverse level design. The plot benefits from having all services connected and footings already in place. For further information, please see the Cornwall Planning portal under ref PA21/12447.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

Tel: 01326 565016 | sales@thematherpartnership.co.uk | www.thematherpartnership.co.uk

Guide price - £250,000

Location

The plot is situated just a short distance from the market town of Helston. Helston is famed for its historic Flora Day celebrations on May 8th 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. 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.

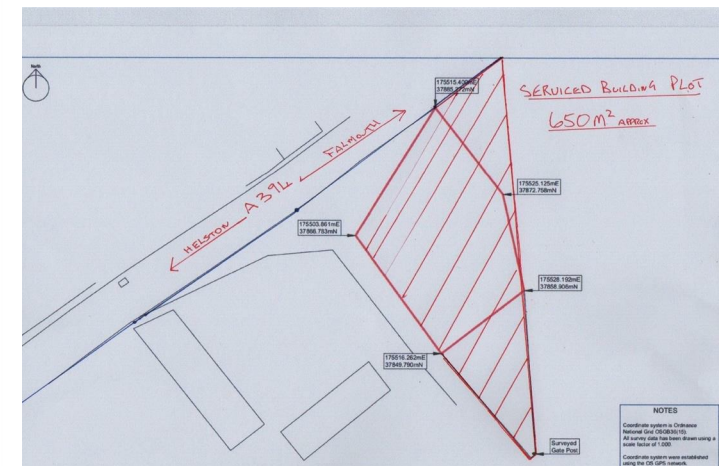
Planning permission

The plot benefits from full planning permission for a 4 bed detached dwelling, with the potential for a basement level to include games room/gym. The footings have already been dug out and signed off. The property will be approx. 203 m2 with the potential to increase this to 300 m2 if the basement level is carried out. The plot also benefits from services all fully connected (mains water and electricity on site, septic tank installed). Further information can be found on the Cornwall Council portal under ref PA21/12447.


Agents note


Our clients have informed us that the static caravan and shipping container on site can be included in the sale. The predicted energy rating is B87.

Council Tax Band TBC





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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 will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

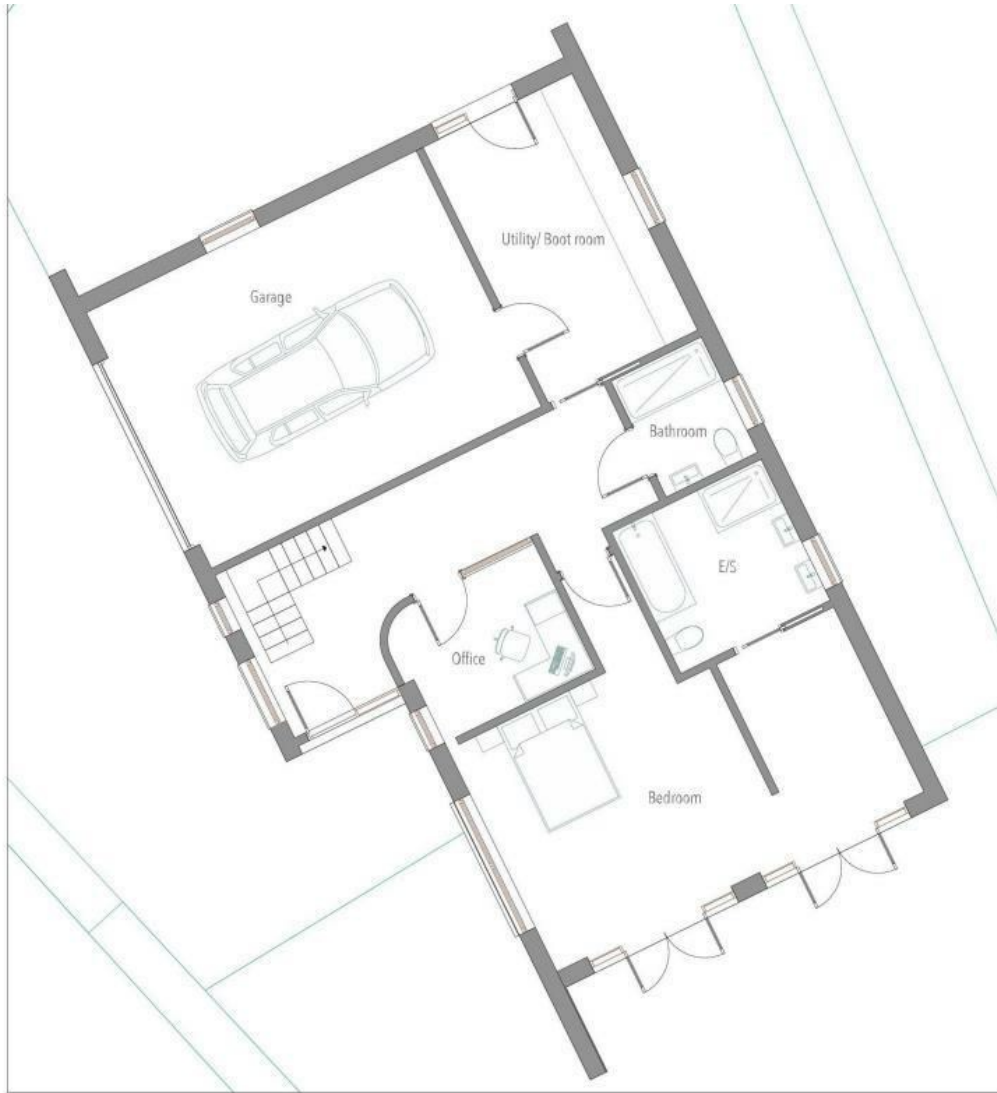
Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

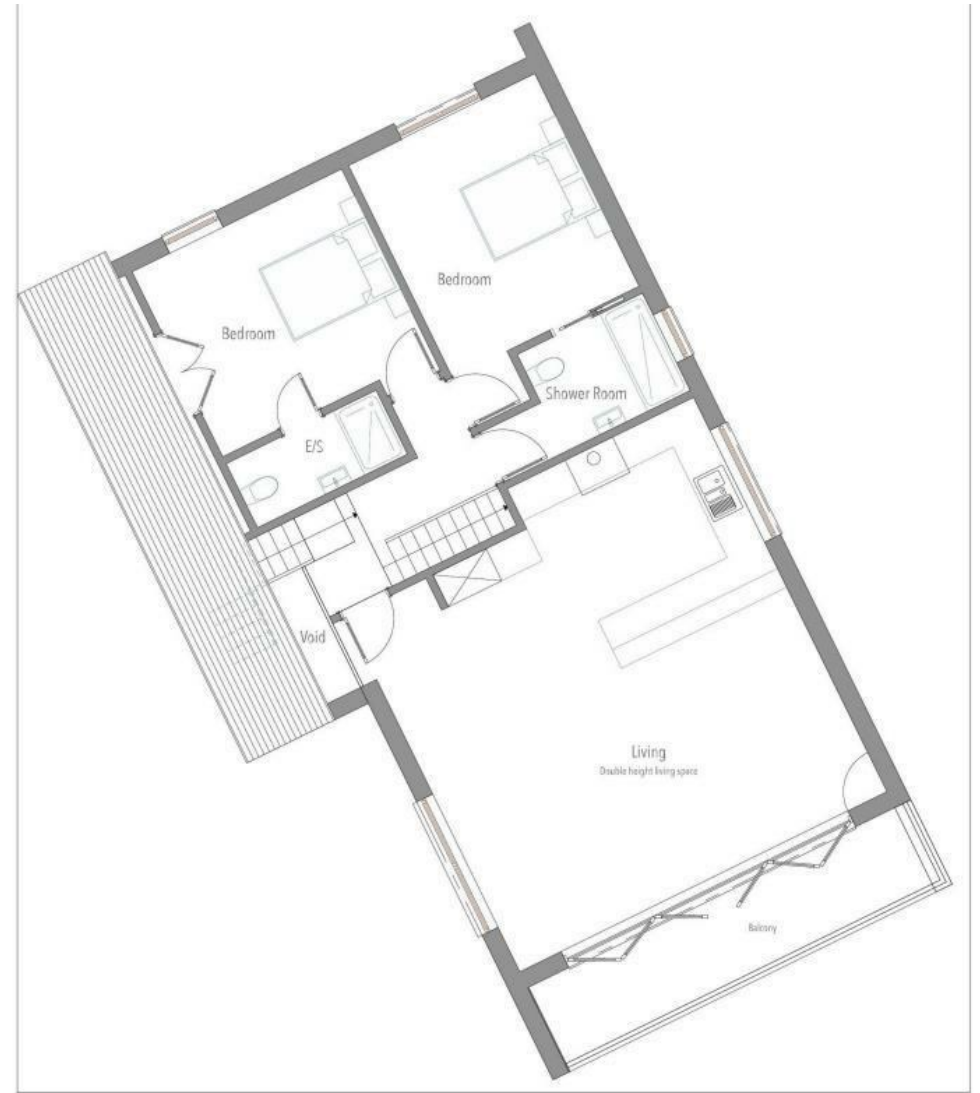
Drawings, Plans and CGI Images

Any CGI's, plans and photographs are for identification purposes only and can be subject to change. Prospective purchasers are advised to have a physical viewing to satisfy themselves prior to purchasing the property.





Proposed Ground Floor Plan
1:50



Proposed First Floor Plan
1:50

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.

