



**Development Land East of Taro Moe Porthleven Rd., Helston, TR13
8WN
Guide price £450,000**



Development Land East of Taro Moe Porthleven Rd., Helston, TR13 8WN

Guide price £450,000



Nestled on the tranquil outskirts of town, on the edge of the picturesque Penrose Estate and in close proximity to the boating lake, this exceptional development opportunity awaits. With planning consent granted for four detached 4 bedroom homes, each having a good size plot. There is also scope for further development on the site, subject to any planning permission, conditions and consents. 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 PA24/05955.

Guide Price - £450,000

Location

The site is situated within a short walk of the town centre of Helston which 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. 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.

Plans

Full planning details can be viewed on the Cornwall Council online planning register under reference PA24/05955.

Services

Our clients have informed us that there are currently no services connected to the site.

The Site

The site currently has planning permission for 4 detached houses. However, subject to planning permission and other others conditions, there appears to be potential to build 2 further houses of a similar size. Our clients have had plans drawn for this however, planning has not been submitted.

CGI's & Architect Plans

The CGI's, architects plans and floorplans are for identification purposes only.

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

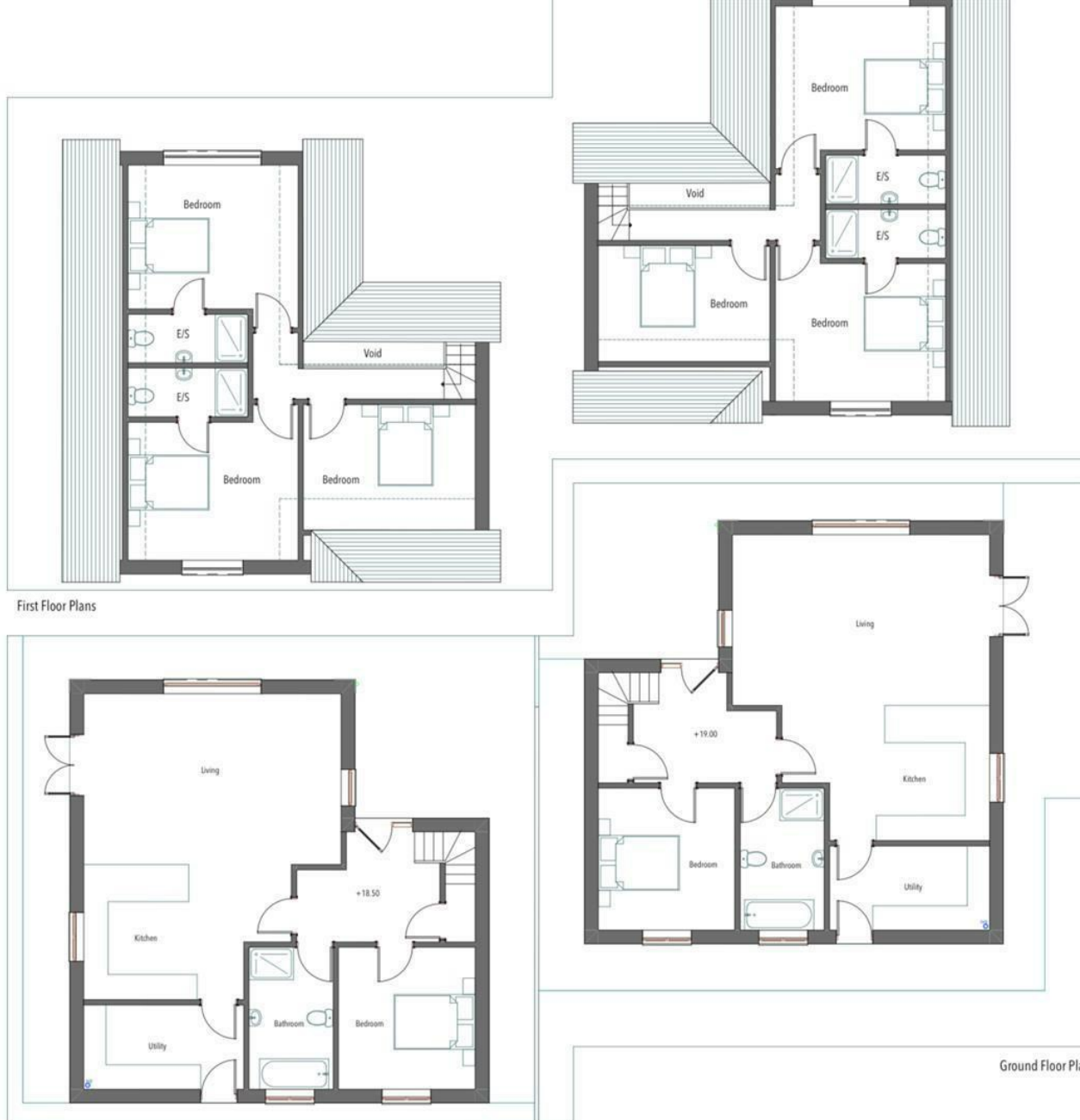
Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

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/>

Council Tax

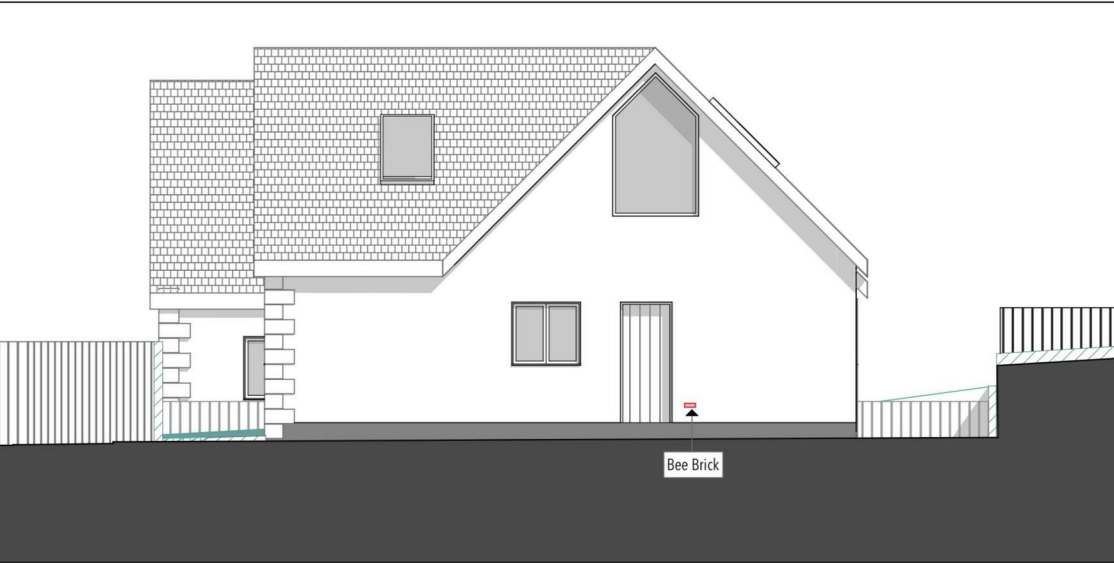
No banding has been allocated for any properties as yet.



First Floor Plans

Ground Floor Plans

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.



Bee Brick

South Elevation
1

