

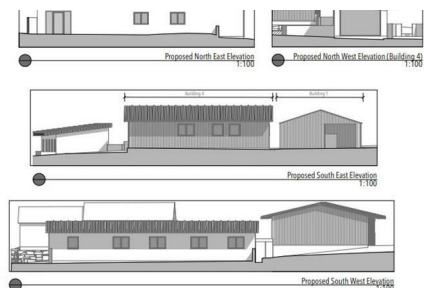


Plot 1 Prospect Farm, Sithney TR13 0DE Guide price £250,000

Set in a beautiful rural location, this site offers an exciting chance to create something truly special. Planning permission is already in place for two stylish single storey dwellings, perfect for modern countryside living.

Alongside this, there is an additional outbuilding on the site, which, subject to the relevant consents, could be converted to provide even more accommodation or flexible space, adding fantastic potential and value.

Surrounded by rolling countryside and peaceful views, this is a rare opportunity to design and build homes in a sought after location that blends tranquility with convenience. Ideal for developers, self-builders, or those looking for a project with plenty of scope to add their own vision.



Guide price - £250,000

Location

The land enjoys an idyllic setting in the heart of the Cornish countryside between Coverack Bridges and Prospidnick with exceptional sweeping rural and coastal views. Conveniently only approximately 2.5 miles outside of the market town of Helston.

The Site

The site benefits from planning permission for two single storey dwellings, each with outside space and parking.

Services

There are no services currently connected to the site and it will be up to the buyer to connect/install the services.

Agents Note 1

Our clients wish to retain access and usage of the borehole for a period of 6 months.

Agents Note 2

Plot 1 and Plot 2 must exchange and complete at the same time. There will be a clause in the contract to that affect. Our clients have advised that they will not be able to be purchased separately.

https://www.rightmove.co.uk/properties/166224806#/?channel=COM_BUY

Rights of Way

Our client has also informed us that there will be a right of way over the drive way of Prospect Farm to access the site

Planning Information

Proposed conversion of outbuildings to two dwellings and associated works - PA25/01925 (please see this for full plans and conditions)

Council Tax Band- Exempt

What3Words

///daffodils.gambles.cheer

Anti Money Laundering Regulations – Purchasers

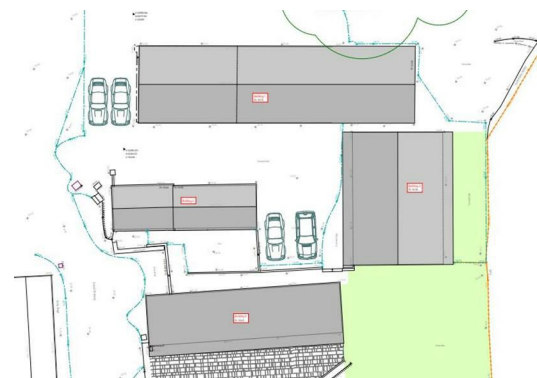
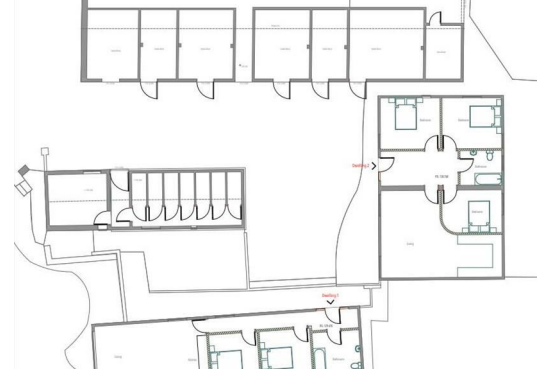
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
(92-100) 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	

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.

Offices in Helston & Hayle

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