



Land West Of Chenhale Farm , Carharrack, TR16 5RB Guide price £150,000

An exceptional opportunity to acquire a development plot with planning permission for the demolition of existing buildings and the erection of a new dwelling with associated works, its situated in the sought-after and peaceful village setting of Carharrack

Perfectly suited for developers, self-builders, or those looking to create a bespoke home in a desirable countryside location, this plot offers fantastic potential for a contemporary property in a beautiful part of Cornwall.



Guide Price £150,000

Location

Carharrack is a village located mid Cornwall, growing in popularity and for good reason. The village enjoys a well stocked convenience store and a strong community. A super central location from which can be accessed stunning beaches on both the North and the South Coasts as well as the nearby mining trails perfect for walking and cycling. The A30 is also within easy reach as well as a selection of major towns such as Truro, Redruth, Camborne, Falmouth and Helston. There is a village church and Methodist Chapel, A Chinese takeaway village hall and popular sports and social club with associated football ground. There are a number of mining trails that cross the village and make splendid cycle ways or dog walking, spanning from Devoran to Portreath

The Plot

Demolition of existing buildings and erection of dwelling and associated works - The planning application can be found under PA22/07063

Services

These are to be connected by the buyer.

Agents Note

The buyers of the plot will be responsible to maintain the shared access.

Agents Note 1

The buyer will be liable to dismantle and remove the current buildings.

Rights of Way

Our client has informed us that Primrose Villa has a right of way over the shared drive to maintain their gas bottles.

Planning Information

The client has advised us that they are putting in a planning application for the barn behind the current site for a separate dwelling.

Council Tax Band- Exempt

What3Words

///anguished.craters.sugar

Anti Money Laundering Regulations – Purchasers

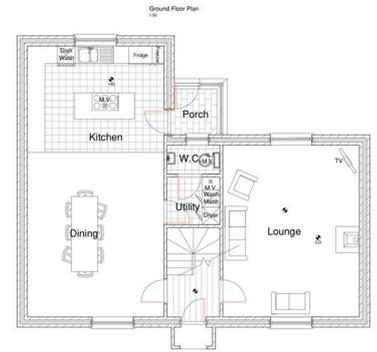
It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
112 phse A		92 phse A	
(91-111) B		(81-91) B	
(69-90) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.

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