



goundrys
SALES

Trenear, Helston
Helston

Offers Over
£50,000

Positioned in Trenear, just a short drive from Helston, this parcel of land may suit a variety of uses.

Currently on site is a hardstanding area, a lawned section and steps to a stream at the rear. The grounds would now benefit from some cutting back.

The land has been used for storage and outdoor space. We understand it benefits from its own postal address – "Nanpara Cottage". A historic septic tank is also located within the boundary.

Notably, the plot has a planning history including a previously approved application (Ref: W2/80/01387/SO1) for a garage and store to support an ice cream van business. More recently, pre-application advice was sought (Ref: PA20/03042/PREAPP) for a residential dwelling, and full planning was refused under Ref: PA21/07009 for a three-bedroom house.

How to find it:

Travelling through Trenear on the B3297 from the Redruth direction, the land is located on the left-hand side just before the bridge over the stream. Helston lies just a few miles in the opposite direction.

Information

The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information—particularly relating to boundaries, tenure, planning, covenants, and other legal matters—be verified by your solicitor upon the commencement of a sale.

Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.

Tenure : Freehold

Council Tax Band : N/A (Source : Cornwall Council Tax Band Checker)

Construction Type : N/A

Age of Construction: N/A

Heating: N/A

Water Supply: N/A

Sewage: N/A

Electricity:N/A

EPC: N/A



For further material information, please see the relevant section(s) provided by this



Positioned in Trenear, just a short drive from Helston, this parcel of land may suit a variety of uses.

Currently on site is a hardstanding area, a lawned section and steps to a stream at the rear. The grounds would now benefit from some cutting back.

The land has been used for storage and outdoor space. We understand it benefits from its own postal address — "Nanpara Cottage". A historic septic tank is also located within the boundary.

Notably, the plot has a planning history including a previously approved application (Ref: W2/80/01387/S01) for a garage and store to support an ice cream van business. More recently, pre-application advice was sought (Ref: PA20/03042/PREAPP) for a residential dwelling, and full planning was refused under Ref: PA21/07009 for a three-bedroom house.

How to find it:

Travelling through Trenear on the B3297 from the Redruth direction, the land is located on the left-hand side just before the bridge over the stream. Helston lies just a few miles in the opposite direction.

Information

The information provided in this listing, including any details relating to material facts, is offered in good faith and to the best of our knowledge. However, purchasers are strongly advised to satisfy themselves as to the accuracy of any information provided, as these details are not to be relied upon.

We recommend that all information—particularly relating to boundaries, tenure, planning, covenants, and other legal matters—be verified by your solicitor upon the commencement of a sale.

Please note, we do not act in the capacity of a Chartered Surveyor. Any comments regarding the construction, condition, or structure of the property are assumptions and should not be treated as statements of fact. We strongly advise that an independent surveyor be instructed to carry out a full inspection for confirmation of these details.

Measurements are approximate and for guidance purposes only. Any items, fixtures, or fittings referred to in these particulars are not necessarily included in the sale unless specifically stated within the Fixtures and Fittings forms provided by the seller and confirmed via the conveyancers.

Tenure : Freehold

Council Tax Band : N/A (Source : Cornwall Council Tax Band Checker)

Construction Type : N/A

Age of Construction: N/A

Heating: N/A

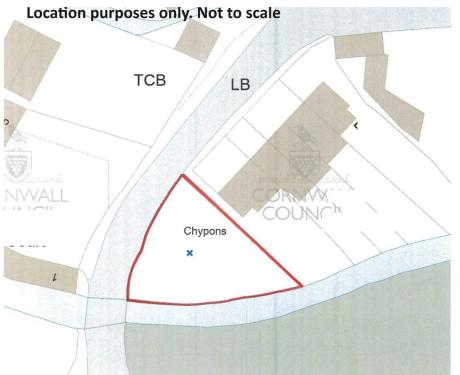
Water Supply: N/A

Sewage: N/A

Electricity:N/A

EPC: N/A

For further material information, please see the relevant section(s) provided by this website



Truro Sales

Treleaven House E5 Threemilestone Industrial Estate Threemilestone Truro TR4 9LD

01872 242425

truro@goundrys.co.uk

<https://www.goundrys.co.uk/>