Two Building Plots,

Rinsey Helston

LODGE & THOMAS

ESTABLISHED 1892

Two Building Plots at Rinsey,

Helston, Cornwall TR13 9TR

Guide Prices

Plot 1: £185,000 Freehold

Plot 2: £210,000 Freehold

A level site with detailed planning for the construction of two detached dwellings in a coastal hamlet setting within easy reach of the south Cornish coastline.

Available individually or as a whole

The Site

A level site extending to 0.37 of an acre, positioned on the edge of the hamlet of Rinsey. The site is bounded by traditional Cornish hedge banks with views being enjoyed of the surrounding farmland and coastal views from an elevated position.

The Cornwall Planning Group obtained planning consent, dated 23rd July 2026, for two self-build dwellings and associated works, Planning reference No PA26/03206. Planning information available from the selling agents or Cornwall Council Planning Portal.

Plot 1

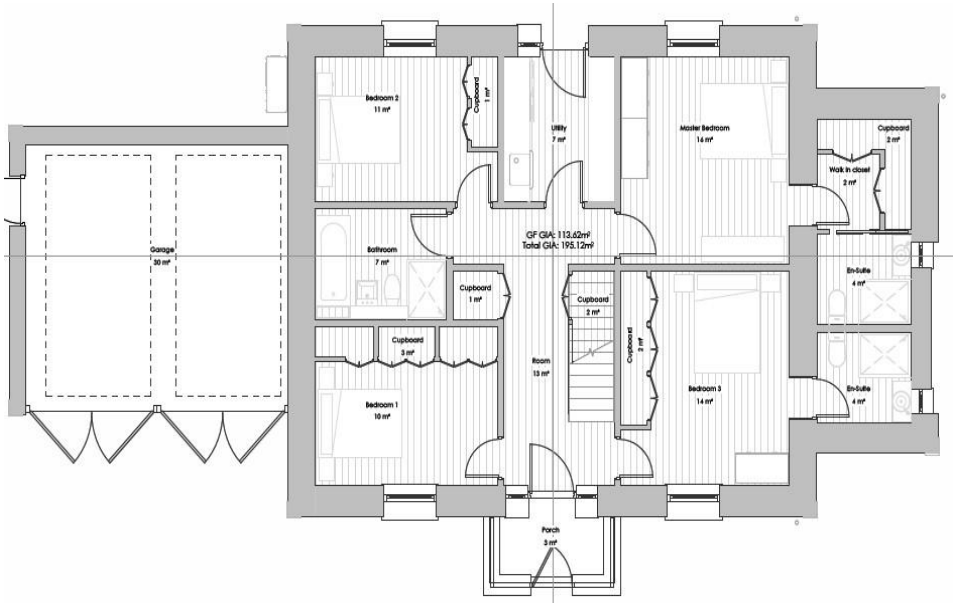
Designed with reverse level accommodation to take advantage of the countryside views, permission granted for a detached dwelling of traditional stone elevations with exposed stone quoins and lintels under a natural slate roof with PVC windows. Attached double garage.

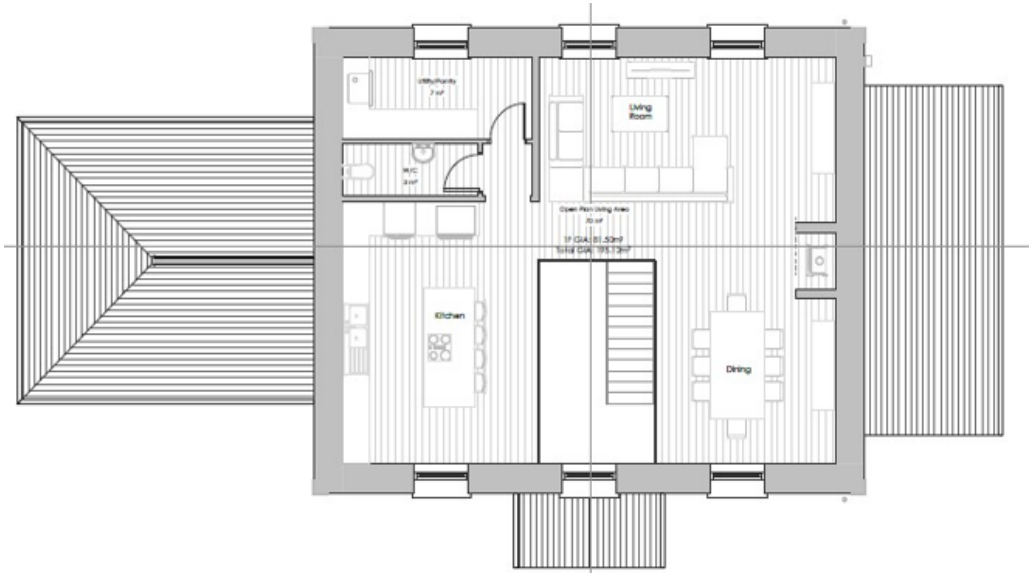
Proposed accommodation:

Ground Floor: 113sqm (1216 sqft)
Master bedroom suite (16sqm) with walk in closet, ensuite; Bedroom (14sqm) with built in wardrobes, ensuite; Bedroom (10 sqm) built in wardrobe; Family bathroom; Bedroom (11sqm) Built in wardrobe; Utility room door to garden; Hallway with storage cupboard and understairs storage

First Floor: 81.5 sqm (877 sqft)
Open Plan Kitchen / Living room / Diner; Cloakroom; Pantry / Utility

Outside
Attached Garage (30sqm); Off road parking to the front; Garden and terrace to the rear of the property.





Plot 2

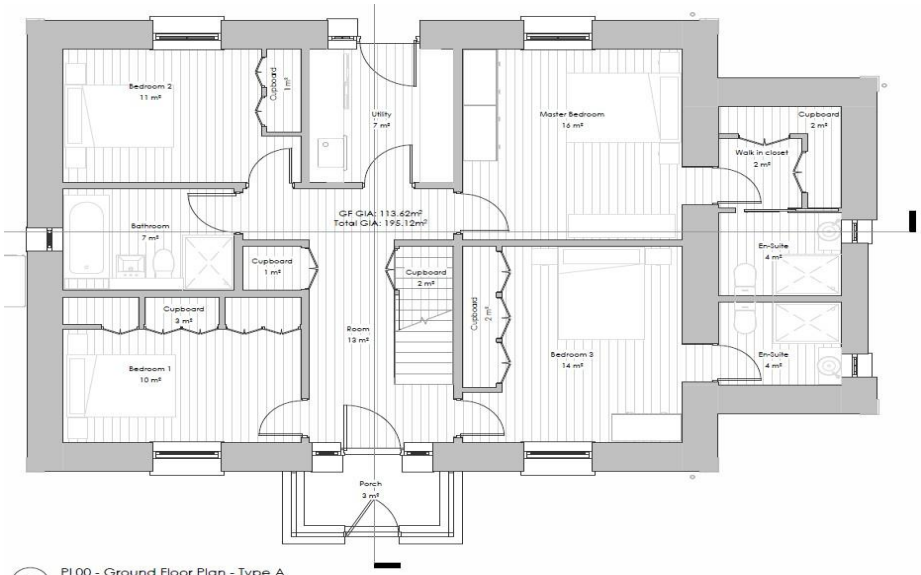
Designed with reverse level accommodation to take advantage of the coastal views to the south and countryside views to the rear, permission granted for a detached dwelling of traditional stone elevations with exposed stone quoins and lintels under a natural slate roof with PVC windows. Detached double garage.

Proposed accommodation:

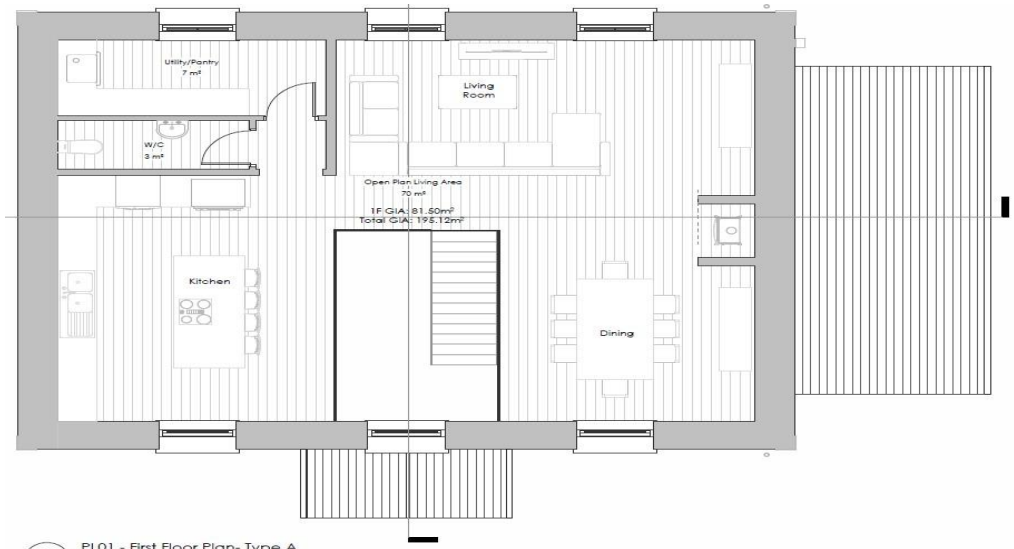
Ground Floor: 113sqm (1216 sqft)
Master bedroom suite (16sqm) with walk in closet, ensuite; Bedroom (14sqm) with built in wardrobes, ensuite; Bedroom (10 sqm) built in wardrobe; Family bathroom; Bedroom (11sqm) Built in wardrobe; Utility Room door to garden; Hallway with storage cupboard and understairs storage

First Floor: 81.5 sqm (877 sqft)
Open Plan Kitchen / Living room / Diner; Cloakroom; Pantry/Utility

Outside
Detached Double Garage (30sqm) with pedestrian side door; Off road parking to the front; Garden and terrace to the rear of the property.



7 PL00 - Ground Floor Plan - Type A
1 : 50



8 PL01 - First Floor Plan- Type A
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Community Infrastructure Levy (CIL)
Unless an exemption applies, the proposed development would be liable to Cil. Further details from the selling agent.

Proposed Services
Mains water, mains electricity, private drainage (sewage treatment plant) air source heating. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Location
Rinsey is a small coastal hamlet between Helston and Penzance, 1 mile south of the village of Ashton and 3 miles east of the famed foodie harbour village of Porthleven Porthleven provides facilities for everyday requirements, while the old market town of Helston, famous for the Furry dance in May, provides a more extensive range of retail and professional services along with leisure and educational facilities.

Rinsey, is located a short distance from the South West Coast Path accessed at Rinsey head, enjoying extensive coastal views and providing a scenic walk east to Porthleven, and west to Praa Sands, Perranuthnoe and Mount's Bay.

Viewing
Viewers may access the site for viewing purposes with sale particulars in hand, during daylight hours. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions
From Helston, take the A394 towards Penzance. In the village of Ashton, turn left onto Rinsey Lane follow, bearing right signed Rinsey and the site will be found on your left when entering the hamlet.

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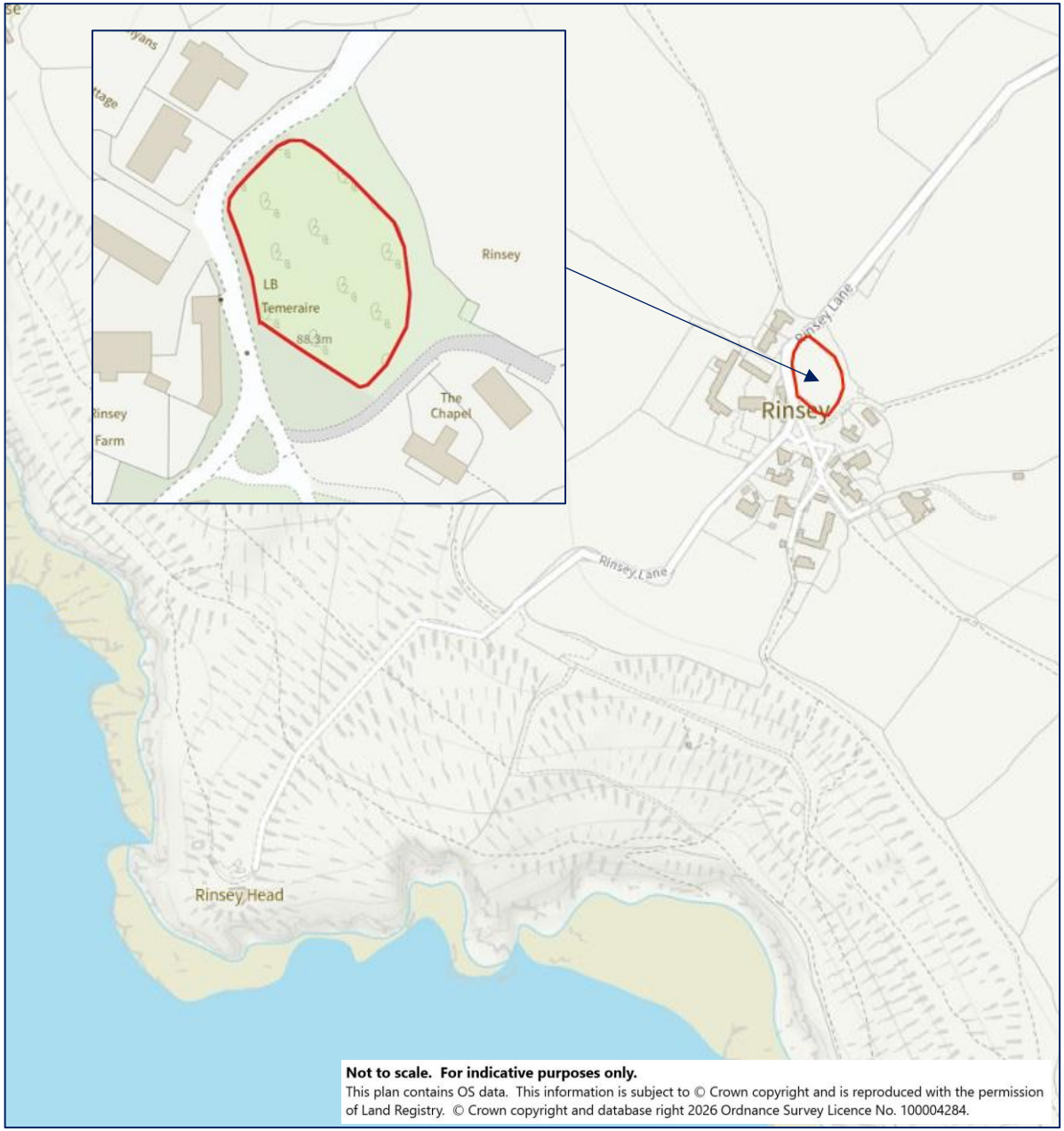

Not to scale. For indicative purposes only.
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LODGE & THOMAS
ESTABLISHED 1892