



Barns at South Hellescott Farm

Hellescott Road, Petherwin Gate, Launceston, Cornwall PL15 8LL

KIVELLS

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£550,000 Guide Price:

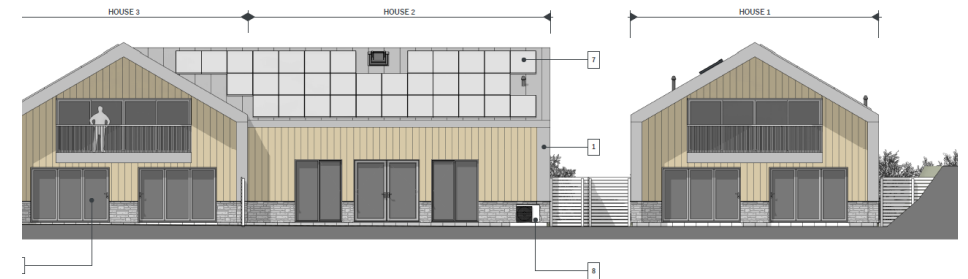
Residential redevelopment opportunity
extending across a traditional farmstead

Planning permission for three contemporary
barn-style dwellings (PA24/00793)

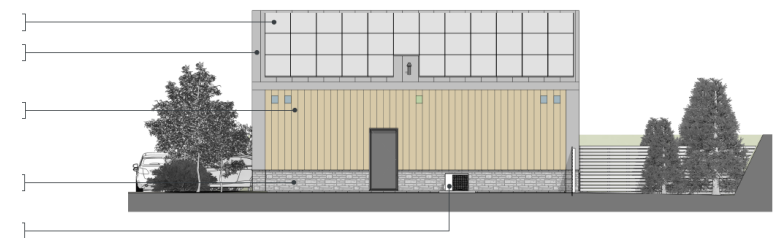
Class Q prior approval for six residential
conversions (PA25/01412)

Flexible phased development potential

Attractive and accessible rural location
measuring approx. 1.7 acres and close to
Launceston and the A30



POSED - SOUTHEAST ELEVATION



POSED - SOUTHWEST ELEVATION



SECTION 1



SECTION 2



SECTION 3

Description

South Hellescott Farm presents an increasingly rare opportunity to acquire a substantial farmstead with the benefit of residential redevelopment consents in a sought-after rural location on the Cornwall and Devon border.

The farmstead comprises a range of traditional and more modern agricultural buildings together with associated yard areas, access tracks and surrounding land extending to approximately 1.67 acres. Situated in an attractive rural setting close to Petherwin Gate, the site enjoys excellent accessibility to Launceston, the A30 dual carriageway and the wider transport network whilst benefiting from an appealing countryside environment.

The approved consents provide for a combination of contemporary new-build dwellings and the conversion of traditional agricultural buildings, creating the potential for up to nine dwellings across the wider farmstead. The approved schemes successfully blend modern architectural design with the retention and enhancement of traditional farm buildings, together with the replacement of a number of modern agricultural structures, creating a distinctive and well-considered residential development opportunity.

Opportunities of this nature are becoming increasingly scarce, particularly where a range of development consents exist across an established farmstead in such an accessible rural location.



South Hellescott Farm occupies an accessible yet rural position close to Petherwin Gate and Launceston, with convenient access to the A30 dual carriageway linking Cornwall and Devon.

The former market town of Launceston provides a comprehensive range of shopping, commercial and educational facilities together with supermarkets, healthcare services and leisure amenities.

The North Cornwall coastline, renowned for its dramatic scenery and popular surfing beaches, lies within convenient reach, whilst the nearby Tamar Valley and Bodmin Moor provide excellent walking, riding and outdoor pursuits.

PLANNING

The farmstead benefits from planning permission and prior approval consents for the creation of nine dwellings across the wider farmstead.

Planning permission has been granted under reference PA24/00793 for the replacement of modern agricultural buildings with three individually designed three-bedroom dwellings arranged around a landscaped courtyard setting, following an earlier Class Q approval (PA23/02377).

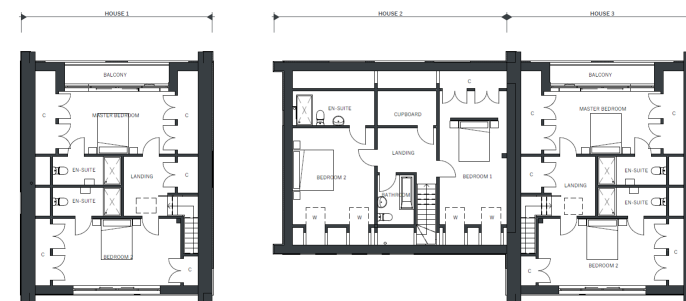
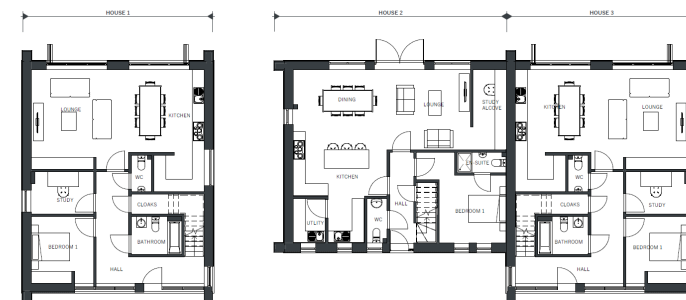
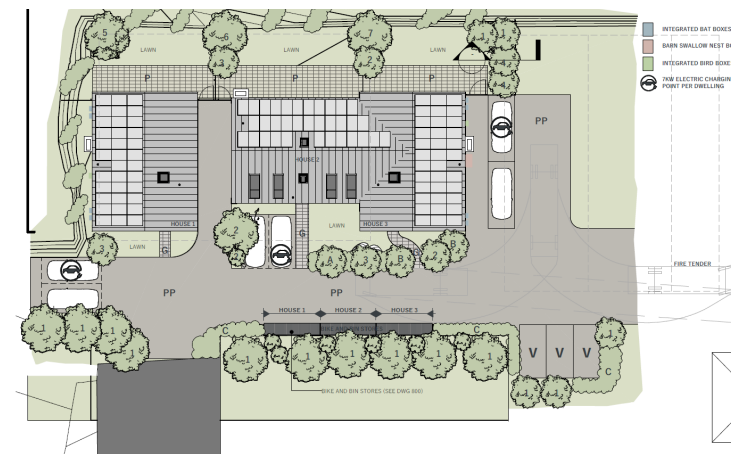
Drawing inspiration from the site's agricultural heritage, the approved scheme combines contemporary barn-style architecture with high-quality materials and sustainable technologies including photovoltaic panels and air source heat pumps, creating an attractive and distinctive addition to the wider farmstead.

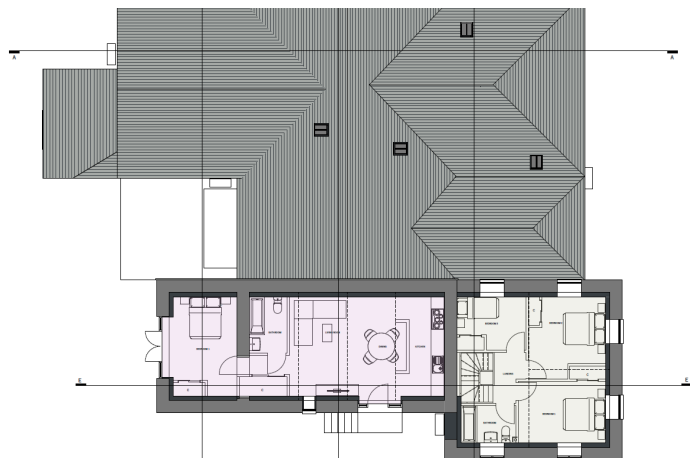
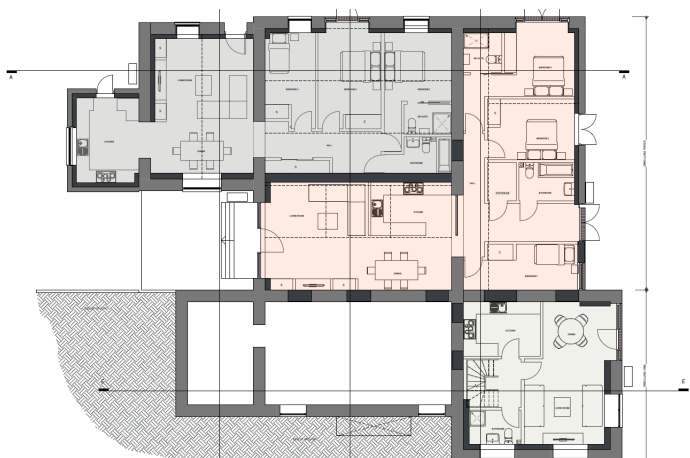
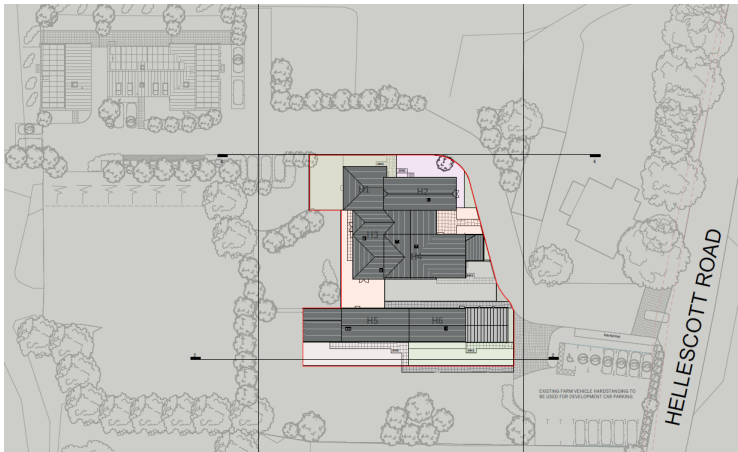
In addition, prior approval has been obtained under reference PA25/01412 for the conversion of a range of existing agricultural buildings to six residential dwellings. Arranged across two separate

groups of buildings within the farmstead, the approved plans comprise five three-bedroom dwellings together with one one-bedroom dwelling. The proposals focus on the retention and conversion of existing agricultural buildings, including original stone-built structures, preserving the established character of the farmstead.

Together, the approved consents provide the opportunity to create up to nine dwellings through a combination of contemporary new-build homes and the conversion of traditional farm buildings.

Copies of the planning permissions, approved plans and associated documentation are available from the selling agents or via the Cornwall Council Planning Portal.





PLANNING CONSULTANTS

Kingsley Projects Ltd
Splatford Barton
Splatford
Nr Kennford
Exeter
EX6 7XY

PLANNING & DEVELOPMENT

Planning permission has been granted under reference **PA24/00793** for the replacement of agricultural buildings with three dwellings following an earlier Class Q approval (PA23/02377).

Prior approval has been obtained under reference **PA25/01412** for the conversion of agricultural buildings to six dwellinghouses.

Copies of the planning consents and associated documentation are available from the selling agents or via the Cornwall Council Planning Portal.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Cornwall Council operates a Community Infrastructure Levy (CIL) charging schedule. Prospective purchasers should make their own enquiries of Cornwall Council regarding any potential CIL liability associated with the planning permissions and prior approval consents.

LOCAL AUTHORITY

Cornwall Council

TENURE

Freehold with vacant possession upon completion.

PLANS & PARTICULARS

The plans, floor plans, site plans and particulars contained herein are intended only as a guide and should not be relied upon as statements or representations of fact. Any areas, measurements or distances referred to are approximate only.

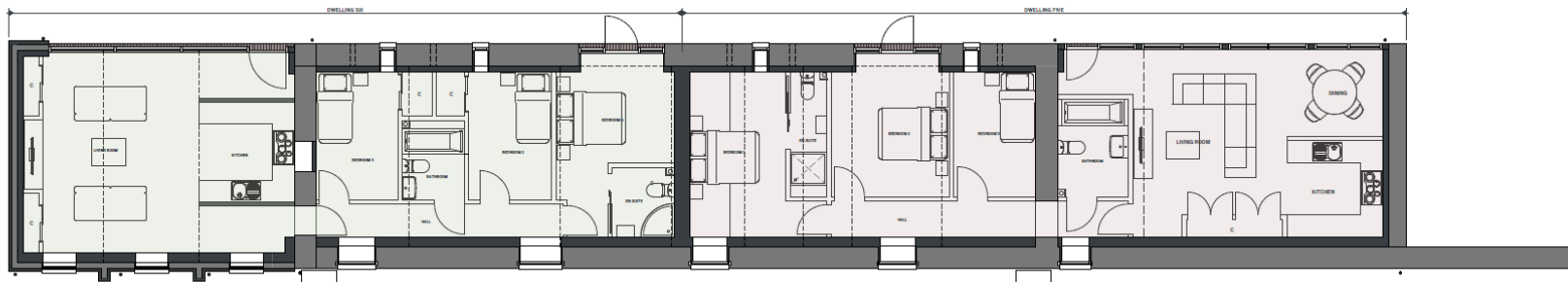
BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

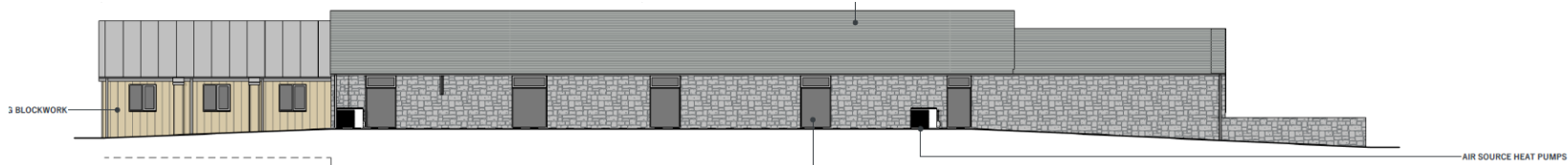
EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

A2 PROPOSED - ROOF PLAN
1: 50

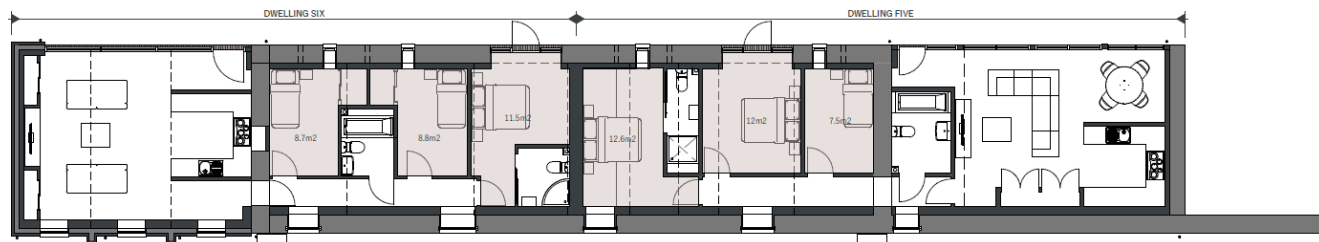


A2 PROPOSED - GROUND FLOOR PLAN



PROPOSED - SOUTHEAST ELEVATION
100

EXISTING DOORS REPLACED WITH NEW GLAZING



NB: Accommodation and room sizes meet the National Space Standards

SERVICES

Mains electricity and water are understood to be available nearby. Prospective purchasers must satisfy themselves as to the availability and cost of connection of all services. Private drainage is anticipated.

DIRECTIONS

What3Words – [///remaining.packet.binders](https://www.what3words.com/)

Viewings strictly by appointment only

Please ring **01288 359999** to view this property and check availability before incurring travel time/costs. Full details of all our properties are available on our website www.kivells.com.

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