



# East Elevation

St Breaca View St Aubyns Square, Breage, TR13 9PD

£160,000 Freehold

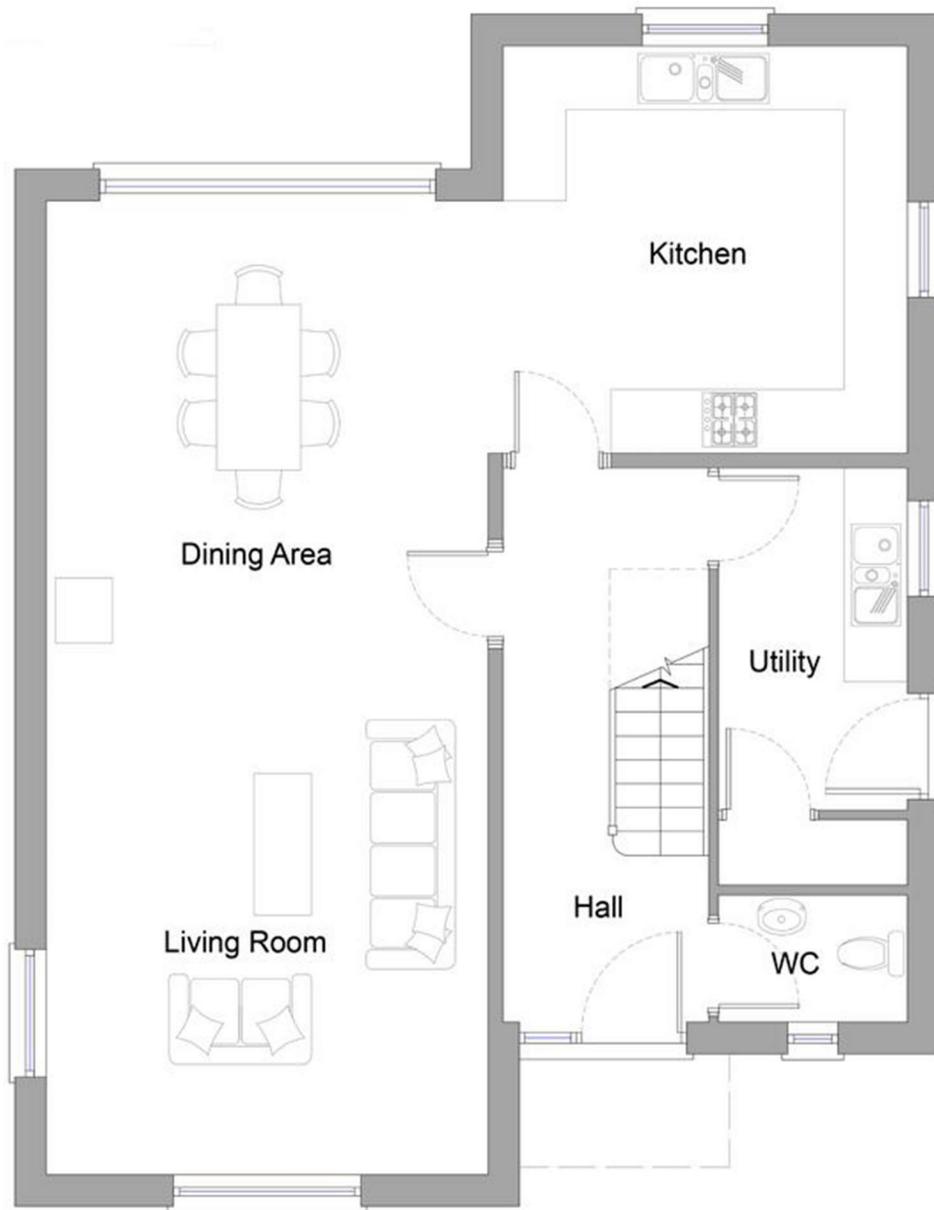
**CHRISTOPHERS**  
ESTATE AGENTS

## St Breaca View St Aubyns Square

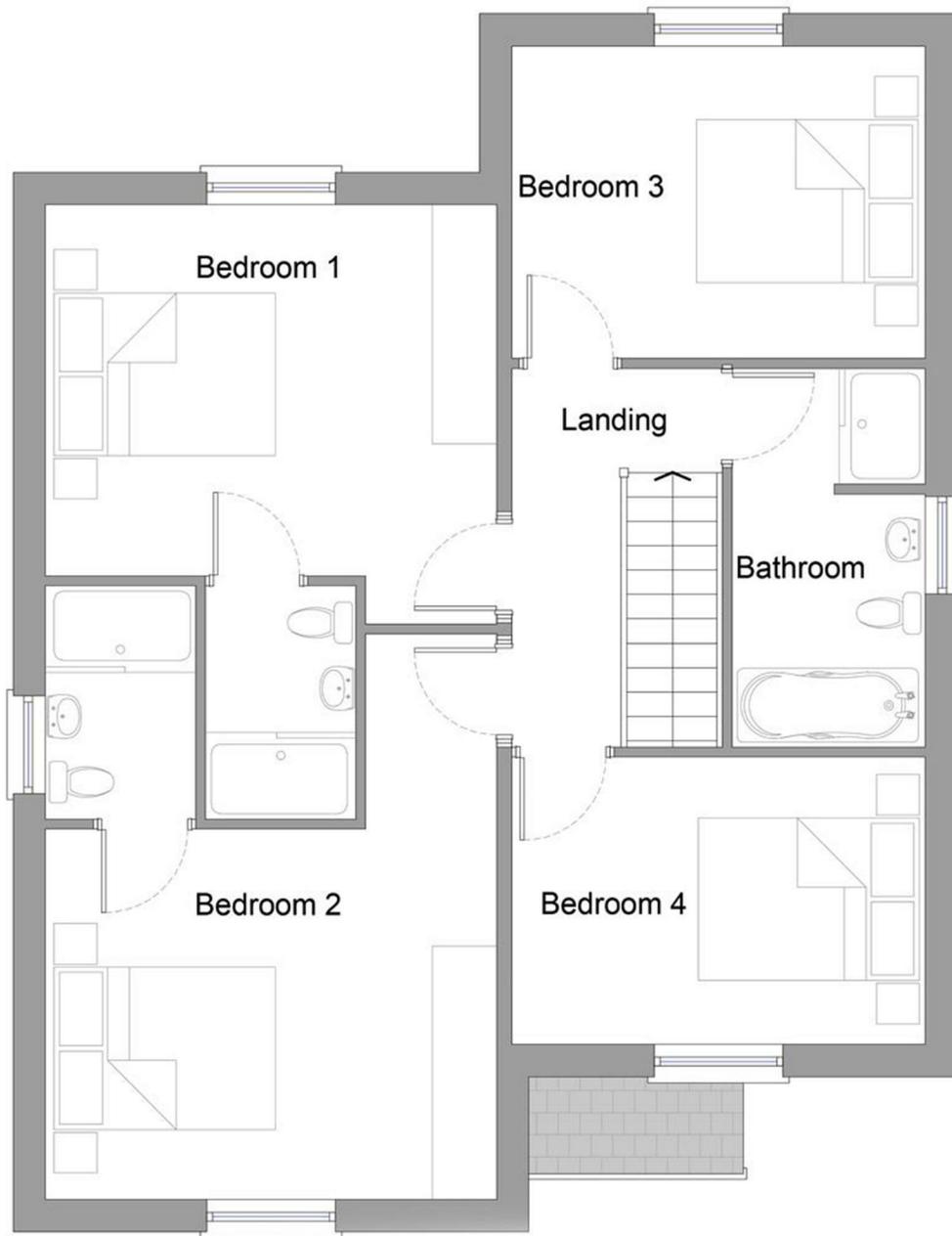
- BUILDING PLOT WITH CONSENT FOR A FOUR BEDROOM DETACHED DWELLING
- WATER AND ELECTRICITY CONNECTED
- FOUNDATIONS HAVE BEEN LAID AND INSPECTED
- SUPERB OPPORTUNITY FOR EITHER A SELF BUILD CLIENT OR SMALL DEVELOPER
- LOCATED AT THE HEART OF THIS HUGELY SOUGHT AFTER VILLAGE



# West Elevation



Ground Floor Layout



**Floor Layout**

A rare opportunity to purchase a building plot with planning permission for a superb four bedroom, detached executive residence in the heart of the much sought after village of Breage.

Breage itself is a wonderful village with a super local community and a great range of facilities and amenities including a Public House, Social Club, Church, Village Hall, Post Office with a shop, Play Park, as well as a Primary School. Breage is nestled within the heart of the beautiful Cornish countryside and surrounded by farmland, woods and nearby National Trust Estate home to Godolphin House, with many countryside walks including Godolphin Hill and Tregonning Hill both having stunning panoramic views over South West Cornwall. Conveniently situated for the towns of Helston and Penzance as well as the popular fishing village of Porthleven with its fantastic array of restaurants. There is good access to the nearby beaches on both the North and South Coast.

This fantastic opportunity would suit both a self build client seeking to create a stunning home for themselves or equally a small developer client. Works have commenced and initial works have been inspected making the planning extant.

Further details can be found at the Cornwall Planning Portal at <https://planning.cornwall.gov.uk/online-applications/> and using reference PA21/12480.

## LOCATION

Breage is a superb village with a real feeling of community and offering a great range of day to day facilities and amenities. These include a Public House, Social Club, Church, Village Hall, Post Office with a shop, Play Park, as well as a Primary School. Breage is nestled within the heart of the beautiful Cornish countryside and is surrounded by farmland, woods and a nearby National Trust Estate home to Godolphin House, with many countryside walks including Godolphin Hill and Tregonning Hill both having stunning panoramic views over South West Cornwall. Also conveniently situated for the wider facilities on offer in the large towns of Helston and Penzance as well as the popular fishing village of Porthleven with its fantastic array of restaurants. There is good access to the stunning beaches on both the North and South Coasts.

## SERVICES

The seller informs us that power and water are connected on site. The purchaser will be required to install private drainage.

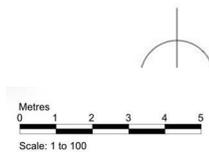
## AGENTS NOTE

Construction has been started and the foundations have been inspected and approved by building control making the planning extant. The property shares a driveway with the neighbouring property Number 1 St Breaca View which has been completed.



# North Elevation

1 : 100



# South Elevation

1 : 100



# East Elevation

1 : 100



# North Elevation

1 : 100



# West Elevation

1 : 100



# South Elevation

1 : 100

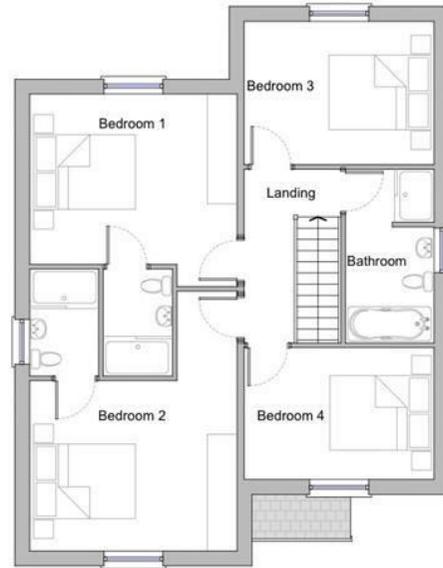


**AGENTS NOTE TWO**

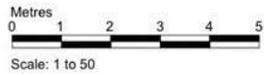
Community Infrastructure Levy is payable at £16,745.28. This is not applicable to self build clients.

**CONSERVATION AREA**

We understand this property is located in a conservation area. For details of conservation areas visit [Cornwall Mapping](#) and use the Council's interactive map.



First Floor Layout 1 : 50 GIFA: 75 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens, as well as fence and house details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

## Christophers Estate Agents

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