



Rosevean

Halvasso





Rosevean, Halvasso, Penryn, TR10 9BY

An extremely rare opportunity to acquire an attractive 3-acre plot in a peaceful rural setting, arranged as three enclosed fields and benefitting from full planning permission for a detached, single-storey residence. Offering the ideal balance of privacy, space and lifestyle potential, the land provides a superb canvas for creating a bespoke home within a sought-after countryside position.

Distances

Tremough (university campus, Penryn) – 2.7; Constantine – 3.1; Mawnan Smith – 4.9; Falmouth – 5 (Ponsharden roundabout); Helston – 7.1; Truro – 9.7; The Lizard – 15.7; Cornwall Airport – 32.2
(All distances are approximate and in miles)

What 3 Words

///tester.cherubs.secures



The Location

Rosevean is situated in Halvasso, a quiet rural hamlet between Falmouth and Helston, enjoying a peaceful countryside setting while remaining conveniently placed for day-to-day amenities. The location offers good access towards Penryn, Falmouth or Helston, with their range of shops, schools, harbourside facilities and mainline rail links, as well as broader connections across the county via the surrounding road network.

The village of Constantine is within easy access offering local day-to-day amenities including a highly regarded pub and village primary school. The nearby North Helford Area of Outstanding Natural Beauty is also within a short drive, with miles of creeks and superb walks. Further south is The Lizard with many unspoilt beaches and miles of coastal walks.

The Site

The site enjoys a rural position on a quiet country lane. The general topography of the site is level comprising the site, garden and three fields which adjoin a private farm lane to the north and Potter Farm to the south (offering limited caravan pitches).

The original 'agricultural barn/shed' is still in situ and the rest of the site is ring-fenced and clear. The whole area totals approximately three acres.

Planning & CIL

The site has the benefit of planning permission:

Proposed demolition of the agricultural barn, the erection of a replacement dwelling in lieu of a Class Q change of use (PA23/08531), the change of use of the surrounding land to garden together with associated works // granted by Cornwall Council for the construction of a detached single storey residence set within 3 acres of land.

Please note that the CGIs shown are indicative and outline only.

Please note that the proposed development set out in this application will be liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). Liability ref: LN00010273. This payment will be the purchaser's responsibility.

Further information about CIL is available at www.cornwall.gov.uk/cil

Services, tenure and material information

Freehold. All interested parties are to make their own enquiries to the relevant services authorities and providers with regards to services.

Method of Sale

The freehold of this site is offered for sale on an unconditional basis by way of private treaty

Viewing arrangements

Viewings are by appointment only. If you require access to the site, please contact Shore Partnership for an appointment.

Directions

Leave Truro on the A39 south, heading towards Falmouth. Stay on the A39 for approximately 7 ½ miles, then turn right (3rd exit at roundabout) onto the A394 signed towards Helston. Proceed into Longdowns, take the first left after the petrol station. Continue about ¾ mile to a T-junction and turn left towards Constantine. After about 500 yards the drive to Rosevean is on the right.

HM Land Registry
Official copy of
title plan

Title number **CL214155**
Ordnance Survey map reference **SW7432NW**
Scale **1:1250**
Administrative area **Cornwall**



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