

Land adjacent to Fernhill Helston Road, TR20 9AA

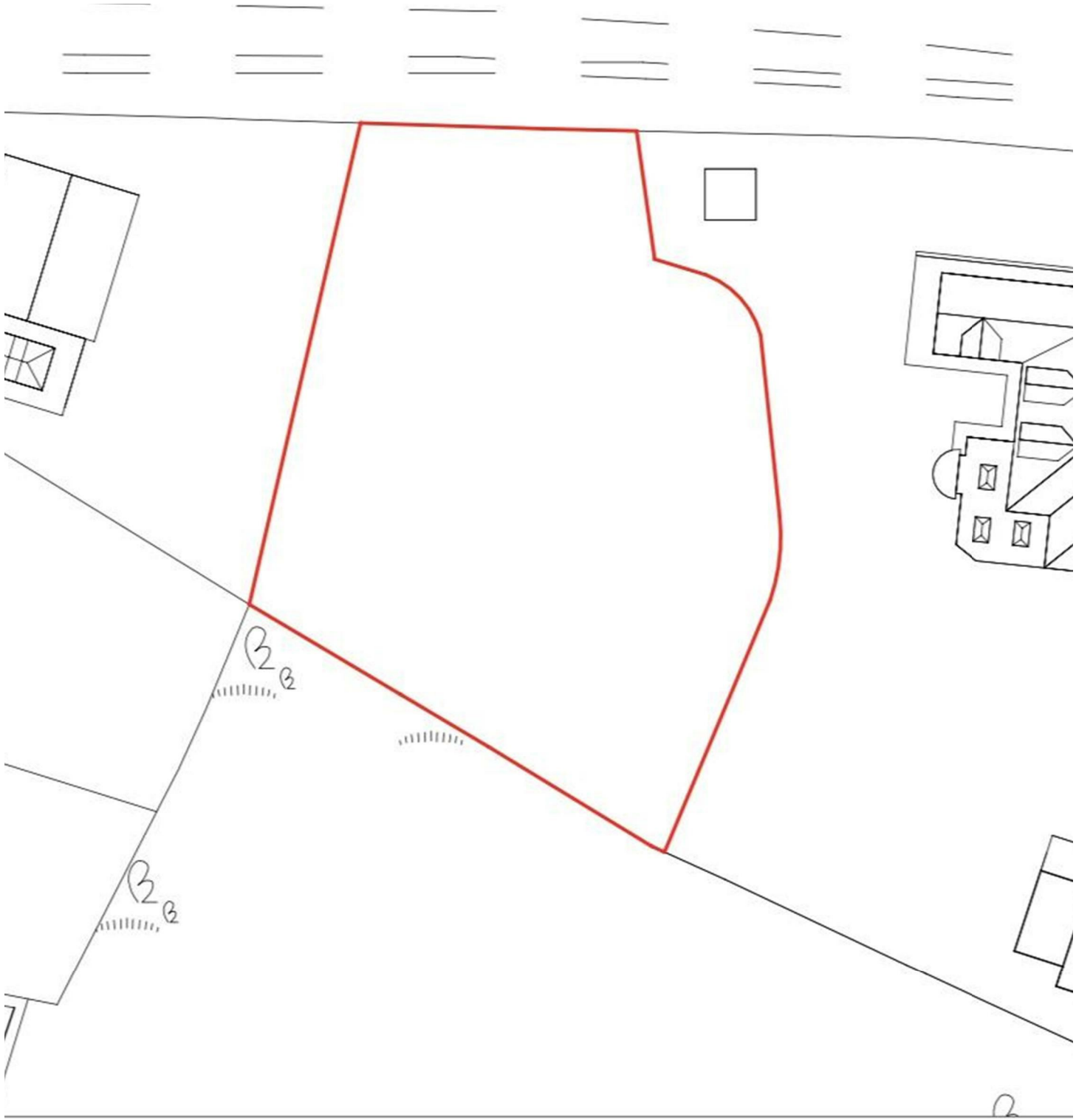
£200,000 Freehold

CHRISTOPHERS
ESTATE AGENTS

Land adjacent to Fernhill Helston Road

- BUILDING PLOT
- PLANNING CONSENT FOR A FOUR BEDROOM DETACHED DWELLING
- SUPERB LOCATION CLOSE TO PRAA SANDS
- EXCELLENT OPPORTUNITY FOR DEVELOPERS OR A CHANCE TO CREATE YOUR DREAM HOME
- COUNCIL TAX BAND NOT YET ALLOCATED

A fantastic opportunity for developers and self build clients alike this generous plot with lapsed planning consent to construct a substantial four bedroom detached home. Situated close to Praa Sands with its long stretch of sandy beach and also offering excellent access to the nearby countryside as well as the major towns of Penzance and Helston as well as nearby Porthleven. Opportunities such as this in this location are a rare find! View the full details on the online planning register under reference PA22/06941.





3 North East Elevation

1 : 100



West Elevation

LOCATION

Praa Sands is situated approximately midway between the towns of Helston and Penzance. It is famous for its long sandy beach which is a favourite of both tourists and locals alike. The amenities in the village include a public house with restaurant as well as a beachside cafe and bar. There is a well regarded primary school at Germoe, a short distance from the property. The nearby market towns of Helston and Penzance provide more comprehensive amenities including national stores, restaurants and leisure centres with indoor swimming pools along with secondary schools and colleges. Penzance also benefits from mainline rail links to London Paddington and beyond from its train station.

DRAWINGS PLANS AND IMAGES

Any images, plans and photographs are for identification purposes only and can be subject to change. Prospective purchasers are advised to visit the plot to satisfy themselves prior to purchase. Stock shots provided to give a feel for the surrounding area.

PLANNING CONSENT

Full planning can be viewed on the online planning register under reference PA22/06941. Plans provide for a generous dwelling with the ground floor to offer accommodation including an open plan kitchen/dining room, a separate lounge study and cloakroom and utility. The first floor provides for four double bedrooms with a family bathroom and master en-suite.

AGENTS NOTE ONE

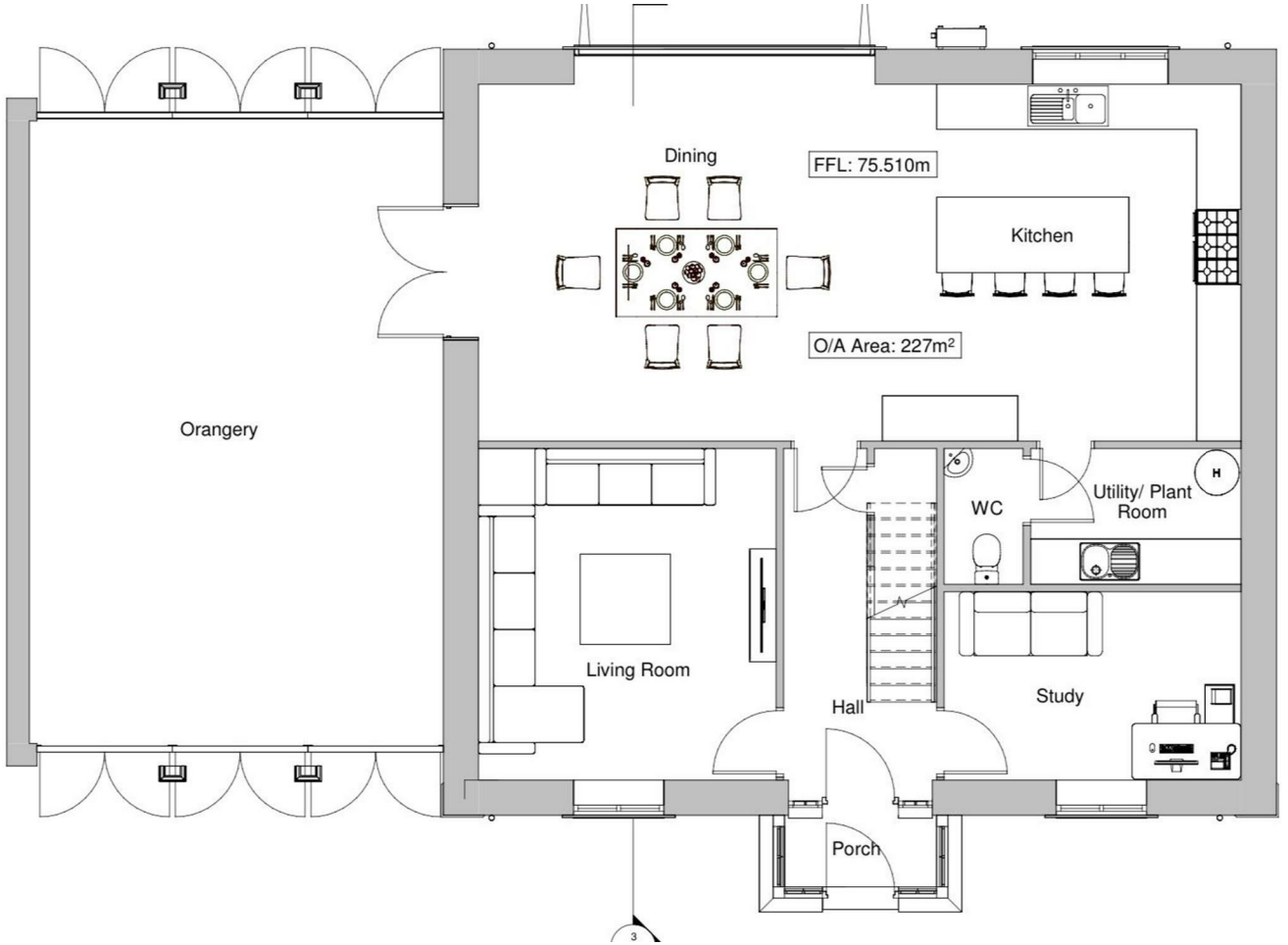
Please note the plan on our marketing differs slightly from the plan on the online planning register. The plan on our marketing correctly denotes the area of land for sale that will be conveyed. We understand from the planning consultant that the purchaser can continue to build the property as per the plans but if they wished to construct a garage this would need to be re-sited and a variation of condition would need to be applied for with Cornwall County Council Planning Department.

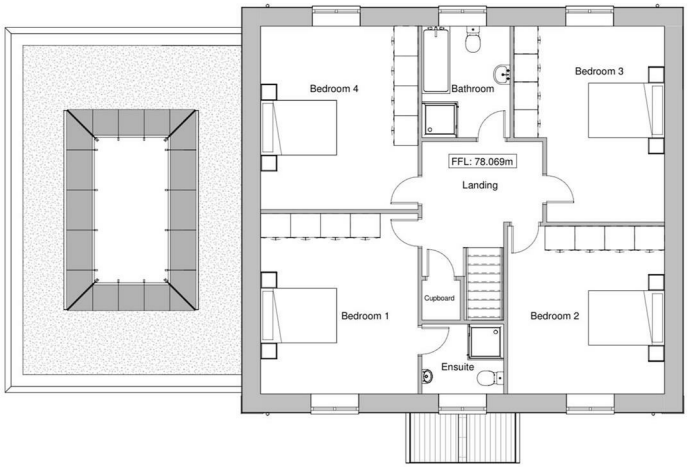
MOBILE AND BROADBAND

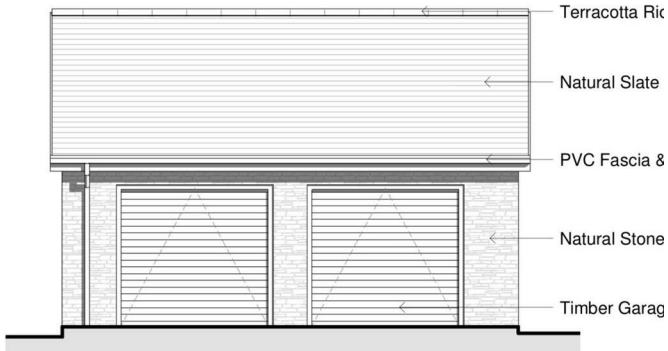
To check the broadband coverage for this property please visit -
https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit -
https://checker.ofcom.org.uk/

SERVICES

The plot is un-serviced - it will be the buyers responsibility to arrange for connection of services.

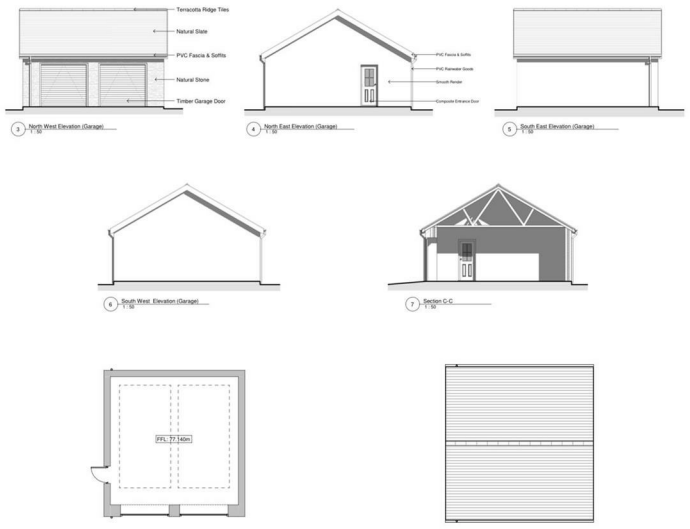






3 North West Elevation (Garage)
1 : 50







PROOF OF FINANCE - PURCHASERS

Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

MOBILE AND BROADBAND

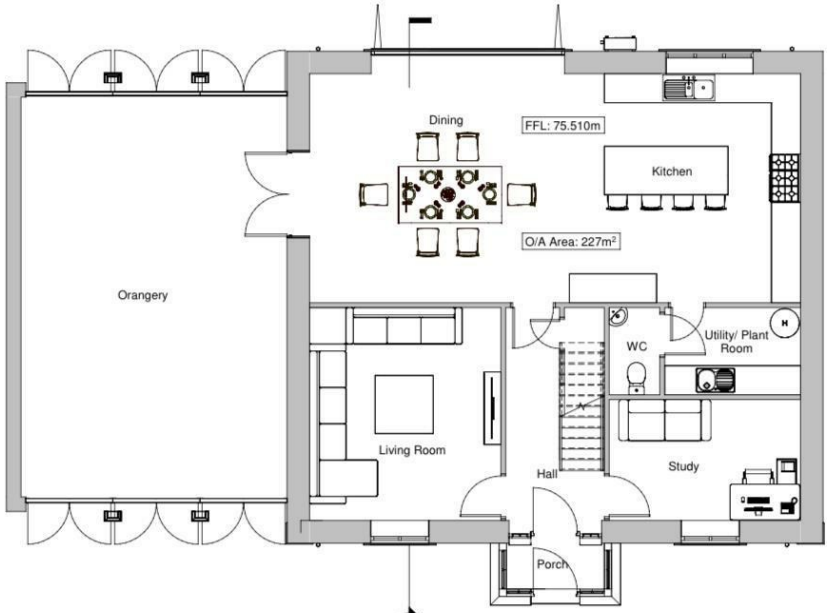
To check the broadband coverage for this property please visit - https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit - https://checker.ofcom.org.uk/

DATE DETAILS PREPARED.

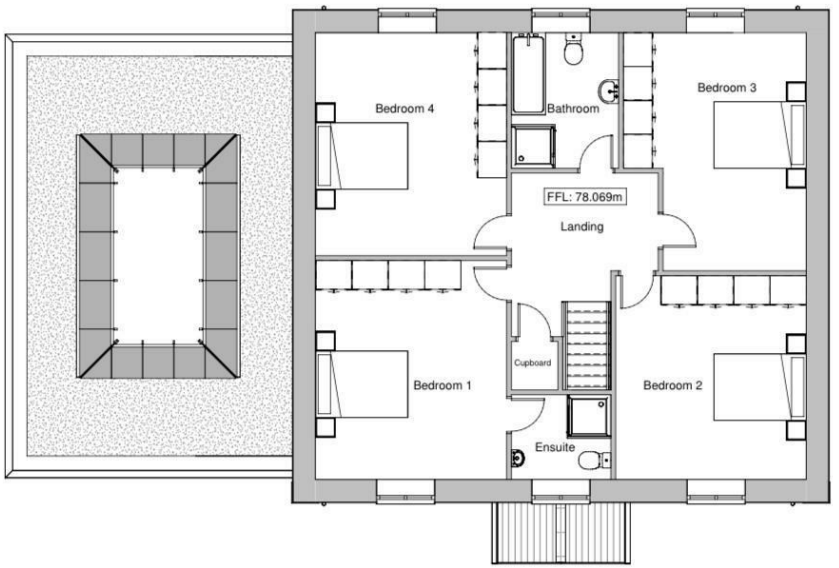
2020

AGENTS NOTE TWO

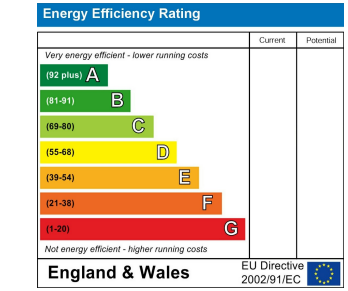
The planning on the plot has now lapsed.



1 Ground Floor
1 : 50



2 First Floor Plan
1 : 50



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 tenure and lease 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

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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