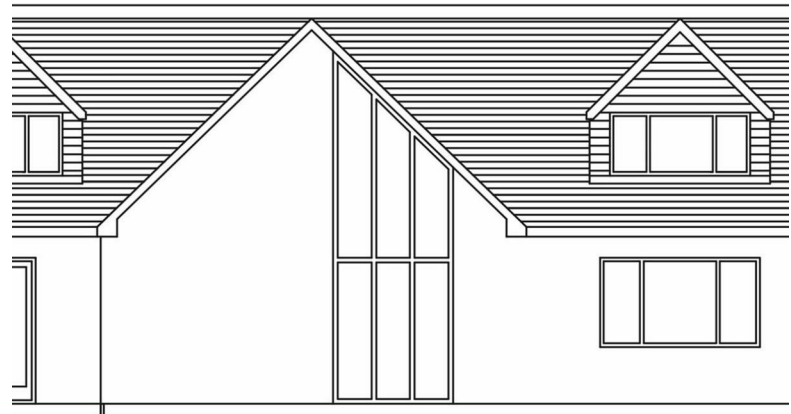


# CHRISTOPHERS

ESTATE AGENTS



South.

An excellent and rare opportunity, this generous building plot enjoys a tucked away position within the hugely sought after hamlet of Coverack Bridges, enjoying an attractive rural outlook across the surrounding countryside.

Extending to approximately 1,096 square metres, the plot benefits from planning consent for an impressive detached residence, thoughtfully designed to provide spacious and versatile accommodation ideally suited to modern living. The proposed layout centres around a superb open plan living space, complemented on the ground floor by a study, utility room, two bedrooms and a bathroom. The first floor is designed to offer a master bedroom, a further double bedroom and a family bathroom.

Currently lodged as a self build project, this is a fantastic opportunity for purchasers seeking to create a bespoke dream home within a delightful semi rural setting.

Full details can be viewed on the online planning register using reference - PA24/06277

#### LOCATION

Coverack Bridges is a small and peaceful hamlet nestled within the valley of the River Cober, just under a mile from the outskirts of Helston. Coverack Bridges itself is a delightful semi rural setting offering a wonderful balance of countryside tranquillity and convenience. Surrounded by attractive countryside, there is an abundance of scenic walks nearby, many of which can be enjoyed directly from the plot itself.

The nearby market town of Helston offers a wide range of amenities including supermarkets, schooling, independent shops, cafés and leisure facilities. The picturesque harbour village of Porthleven is within approximately a ten minute drive and is renowned for its sandy beach, thriving food scene, art galleries and attractive coastal walks.

The larger towns of Falmouth and Penzance are both within easy reach, whilst Truro and Redruth can also be accessed within around half an hour, providing further shopping, transport links and educational facilities.

#### SERVICES

The plot is un-serviced it will be the buyers responsibility to connect services.

#### AGENTS NOTE

The plot is currently designated as a self build project. If it was to be purchased by a developer client CIL (community infrastructure Levy) Tax of £31,556.65 would be payable.

#### ANTI-MONEY LAUNDERING

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

#### WHAT3WORDS

extension.beaks.gardens

#### MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

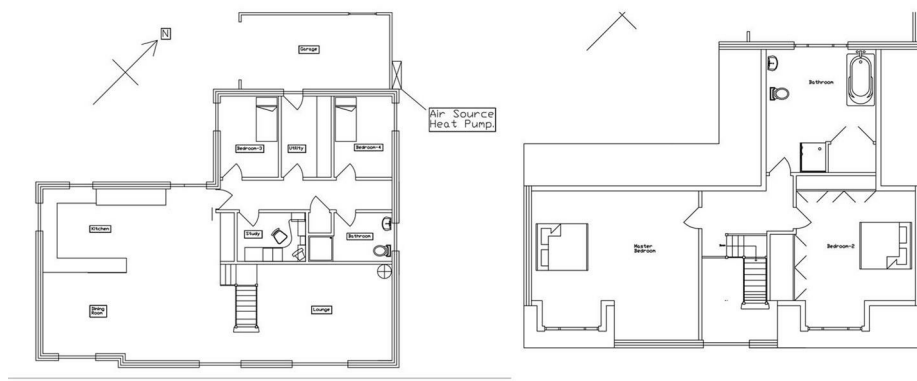
To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

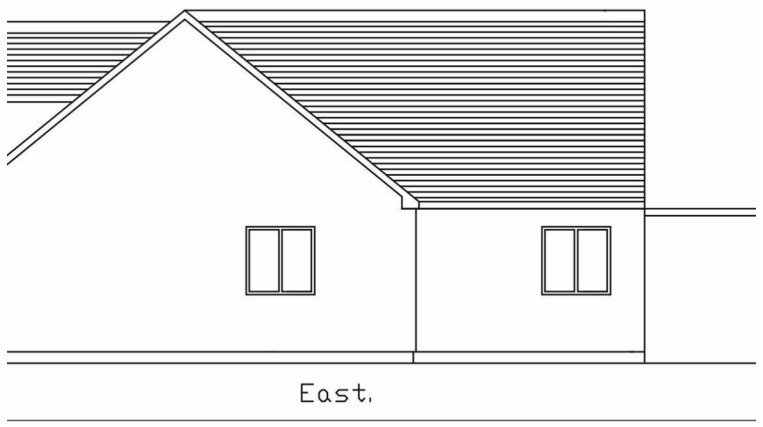
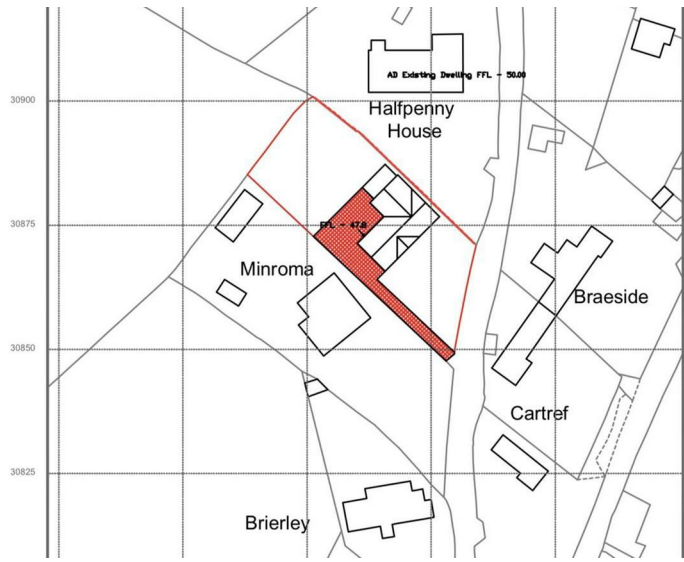
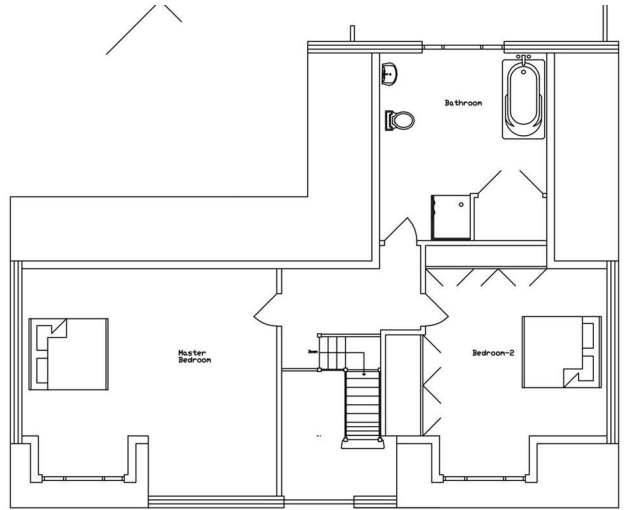
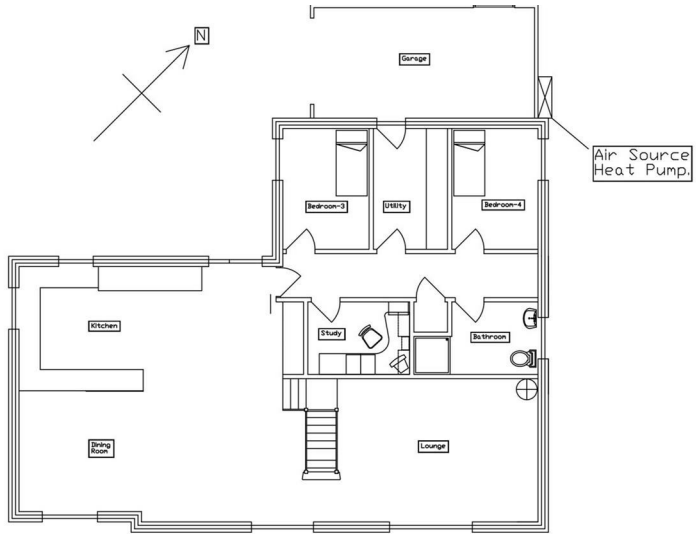
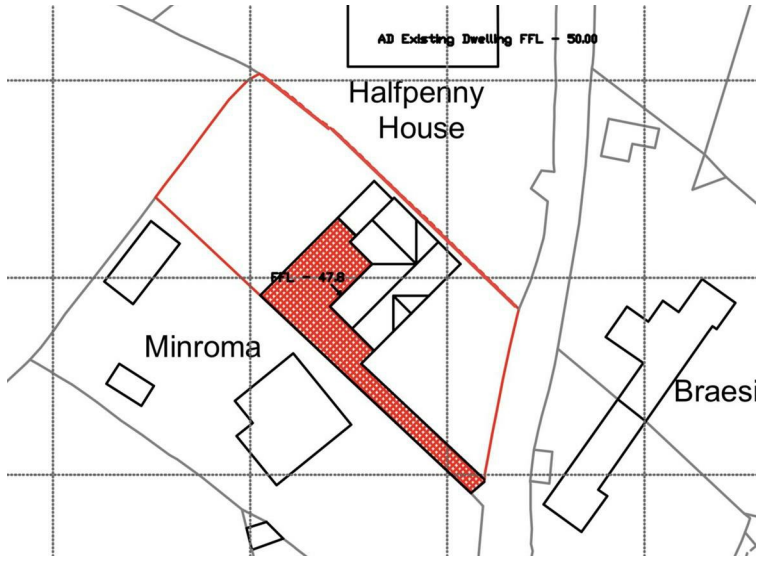
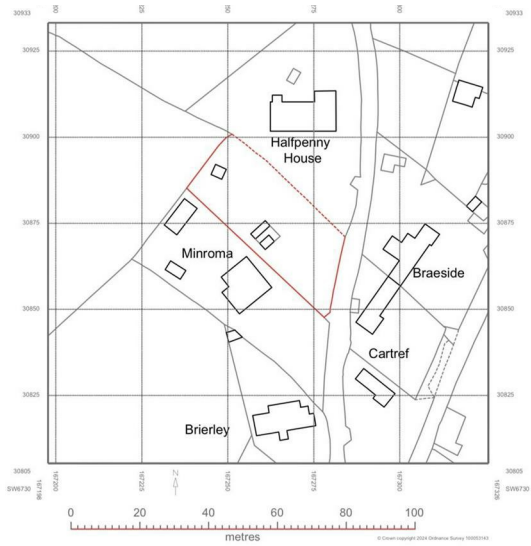
#### PROOF OF FINANCE - PURCHASERS

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

# LAND ON THE SOUTH SIDE OF HALFPENNY HOUSE COVERACK BRIDGES, TR13 0HH PRICE GUIDE £150,000

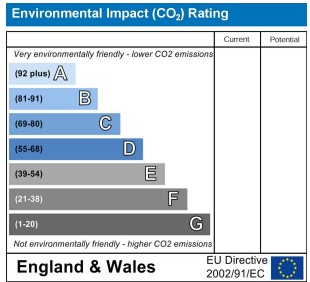
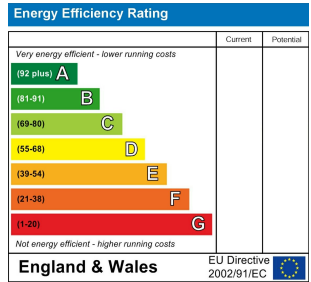


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