



Land adjacent to Fernhill Helston Road, TR20 9AA

£200,000 Freehold

CHRISTOPHERS  
ESTATE AGENTS

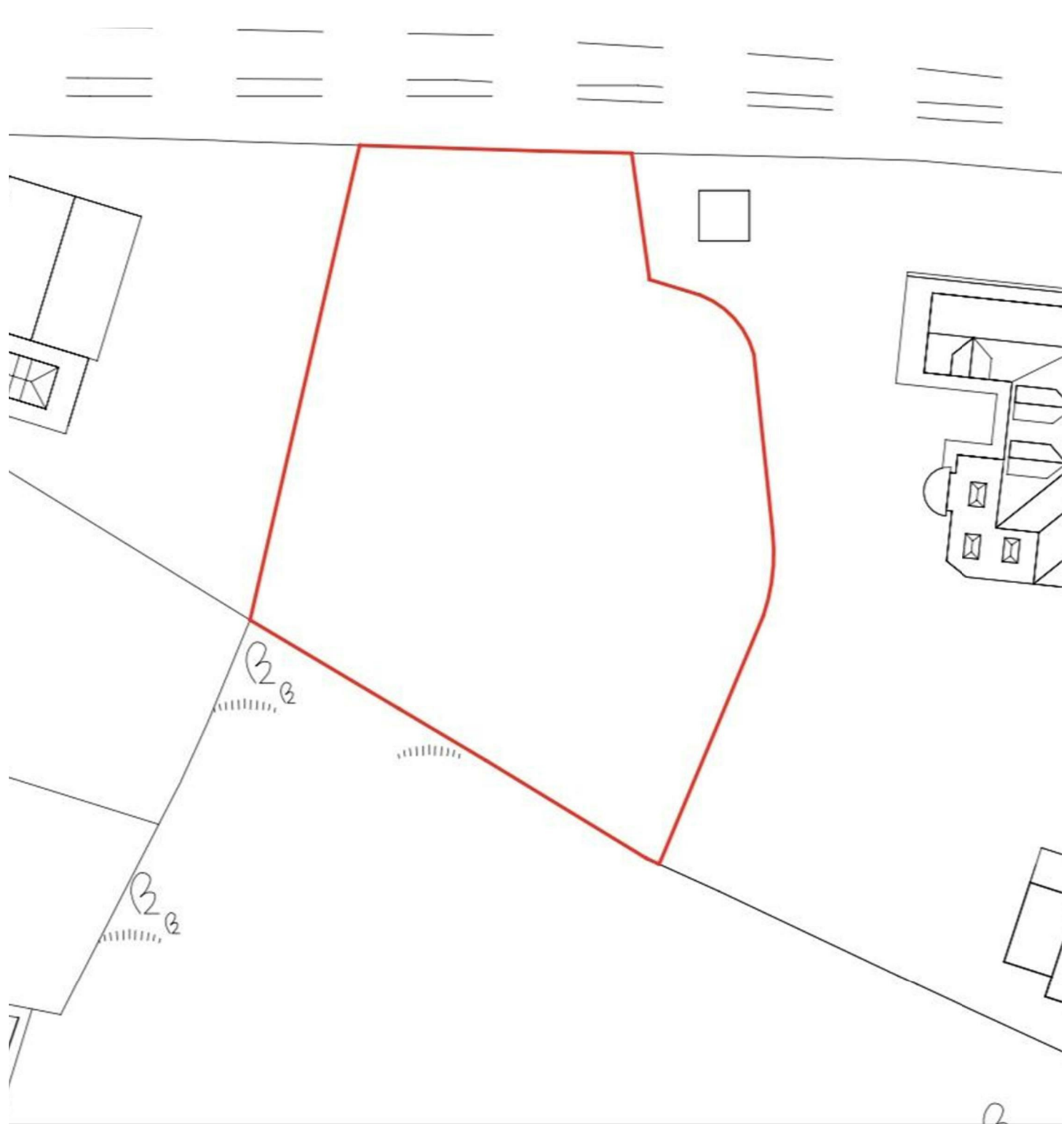


# Land adjacent to Fernhill Helston

## 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 comes with full planning permission 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

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 -

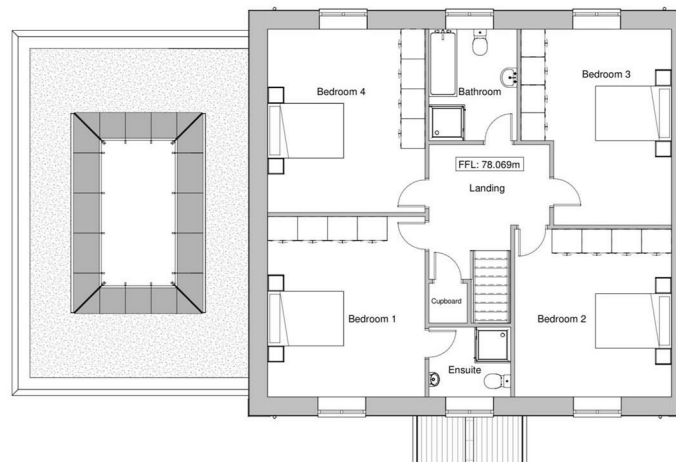
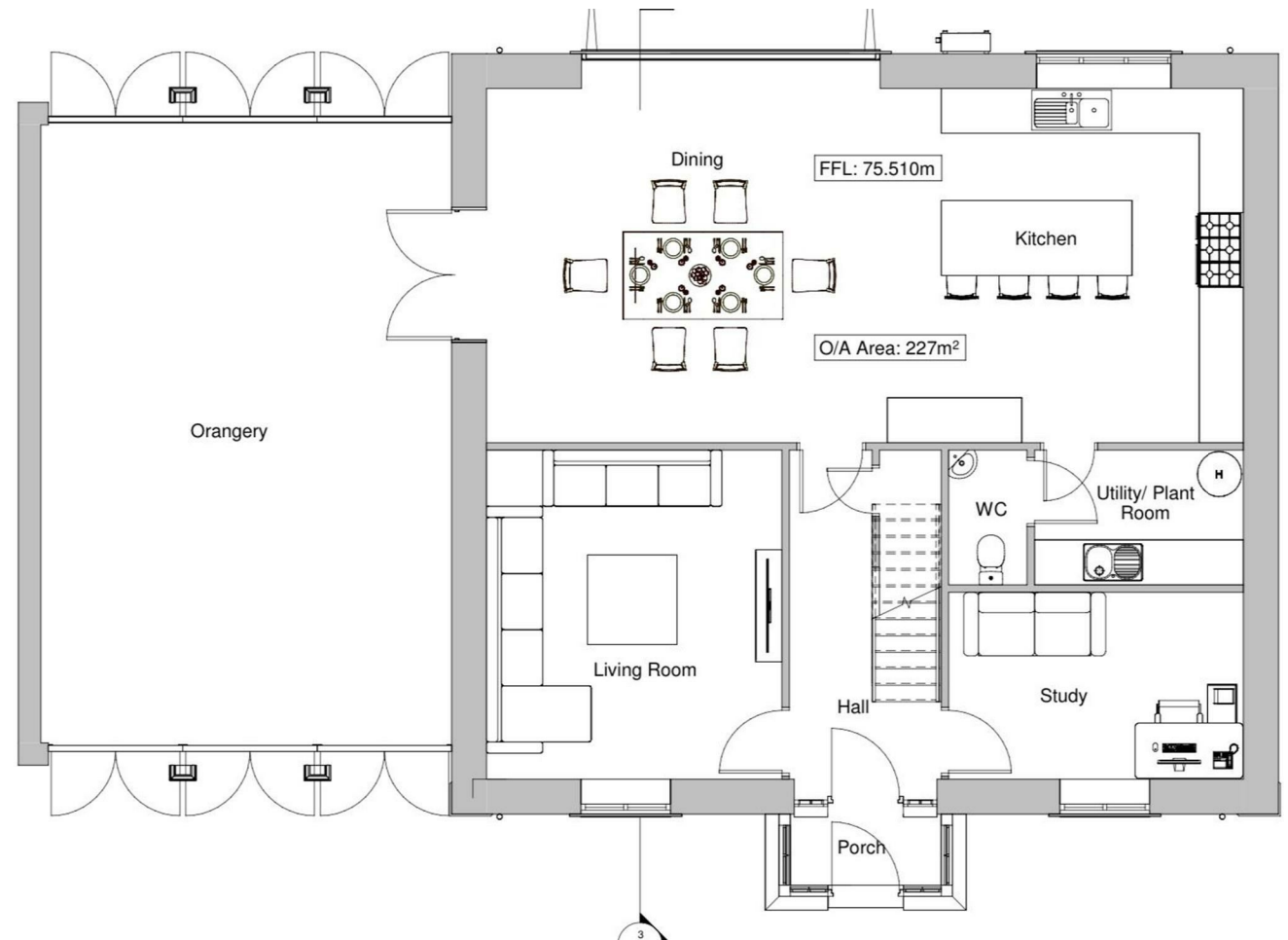
<https://www.openreach.com/fibre-broadband>

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.







## 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 –

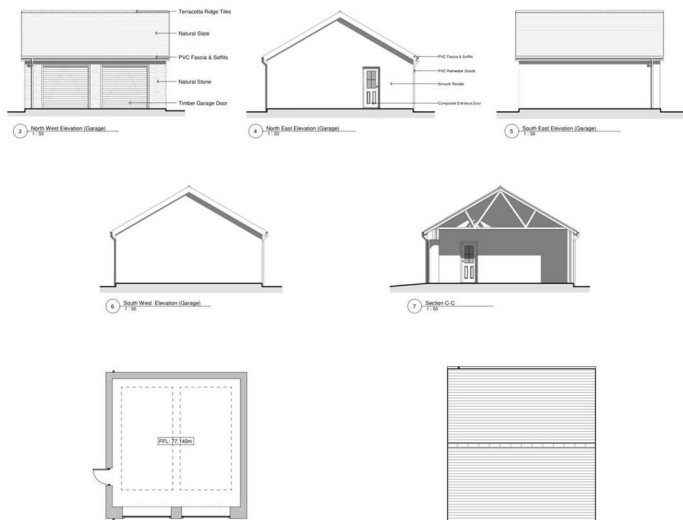
<https://www.openreach.com/fibre-broadband>

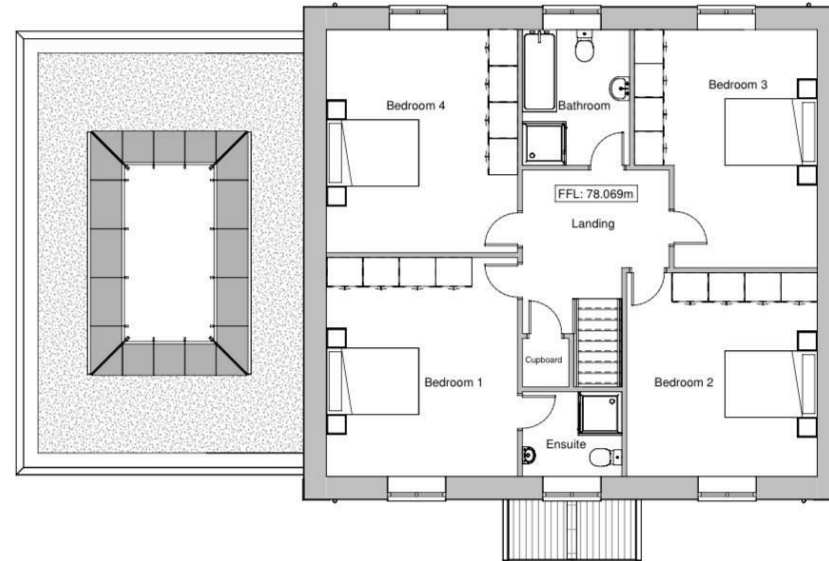
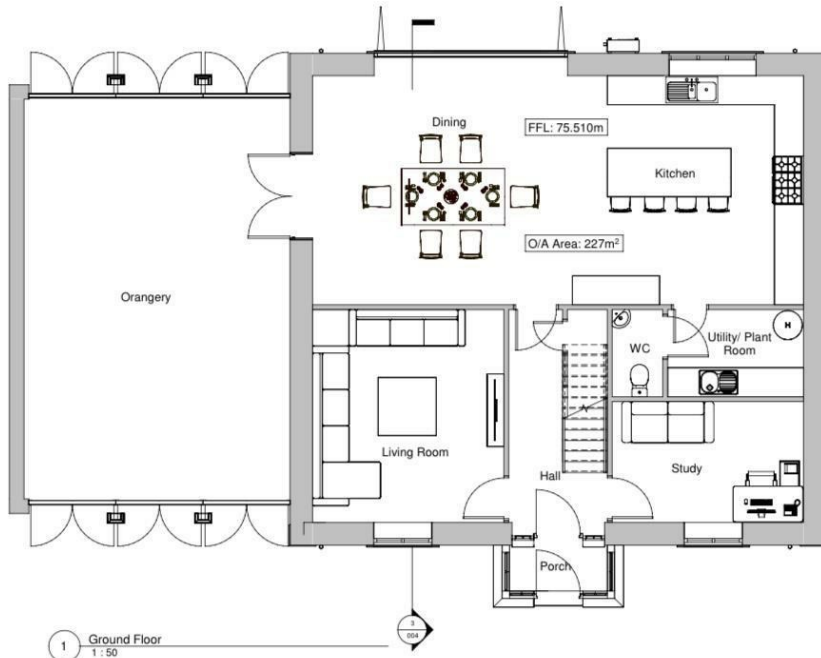
To check the mobile phone coverage please visit –

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

## DATE DETAILS PREPARED.

2020





| 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 |           |





## Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | [property@christophers.uk.com](mailto:property@christophers.uk.com) | [christophers.uk.com](http://christophers.uk.com)

CHRISTOPHERS  
ESTATE AGENTS