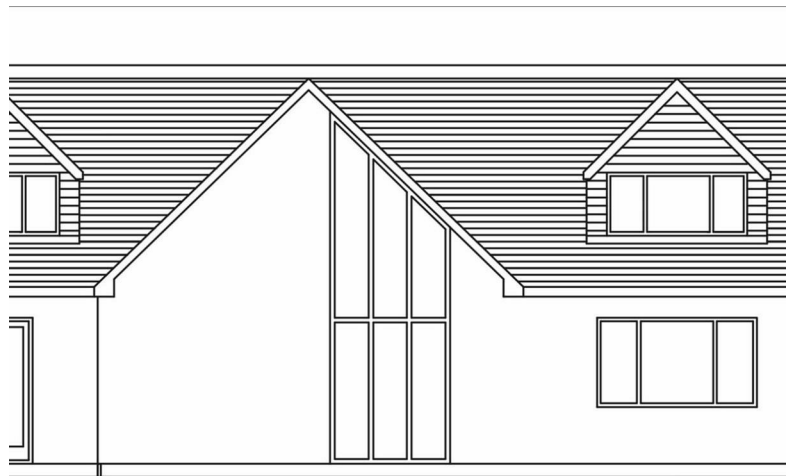


CHRISTOPHERS

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>

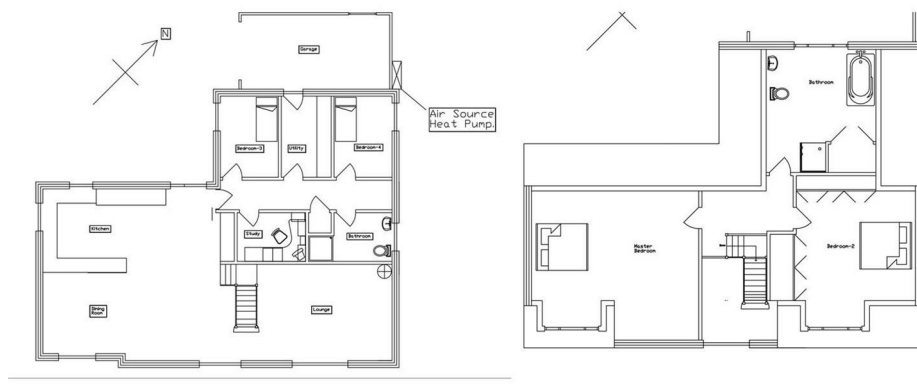
To check the mobile phone coverage please visit -

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

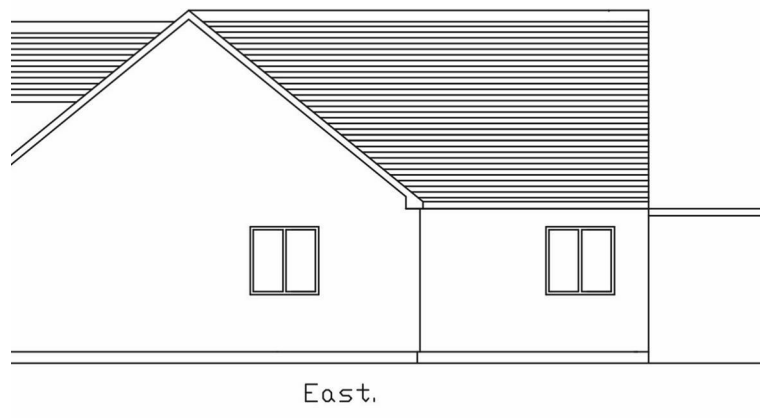
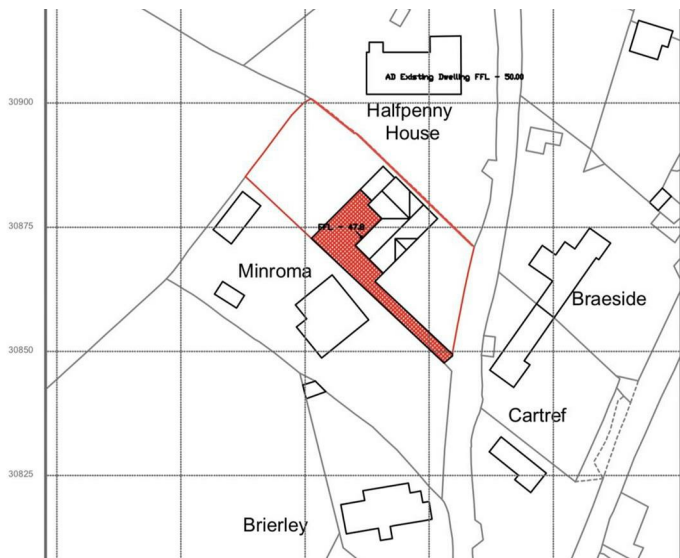
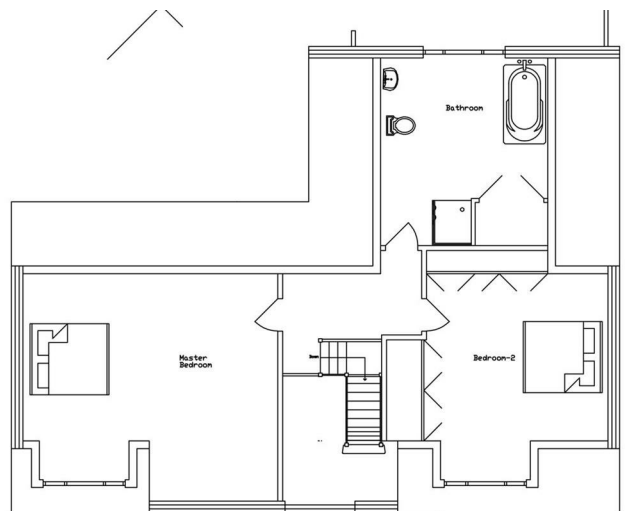
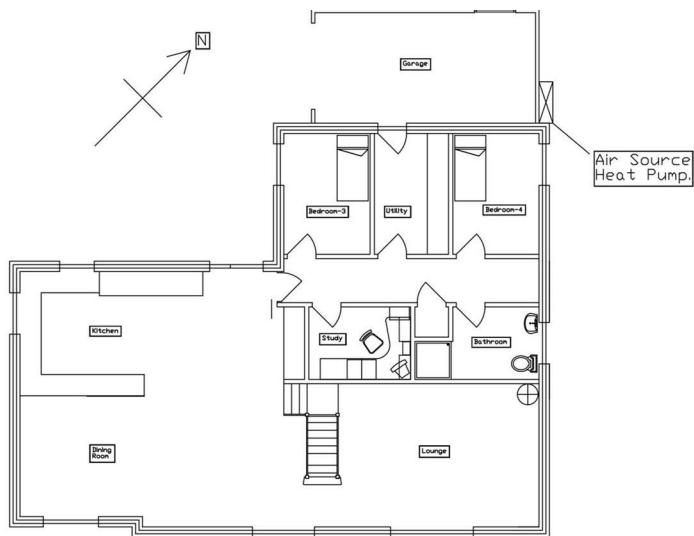
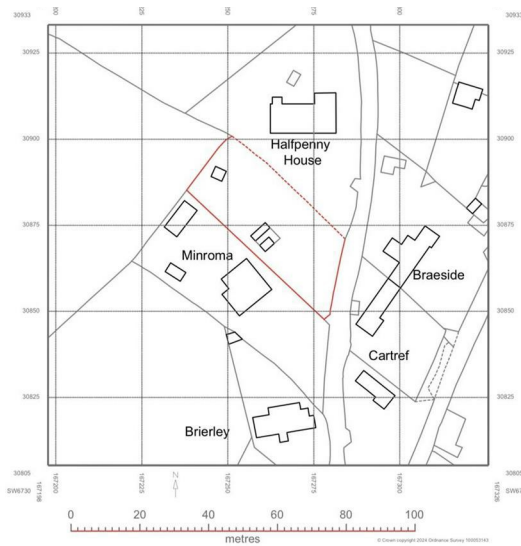
PROOF OF FINANCE - PURCHASERS

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



IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



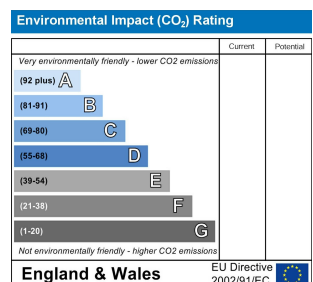
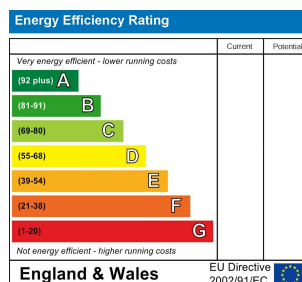
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