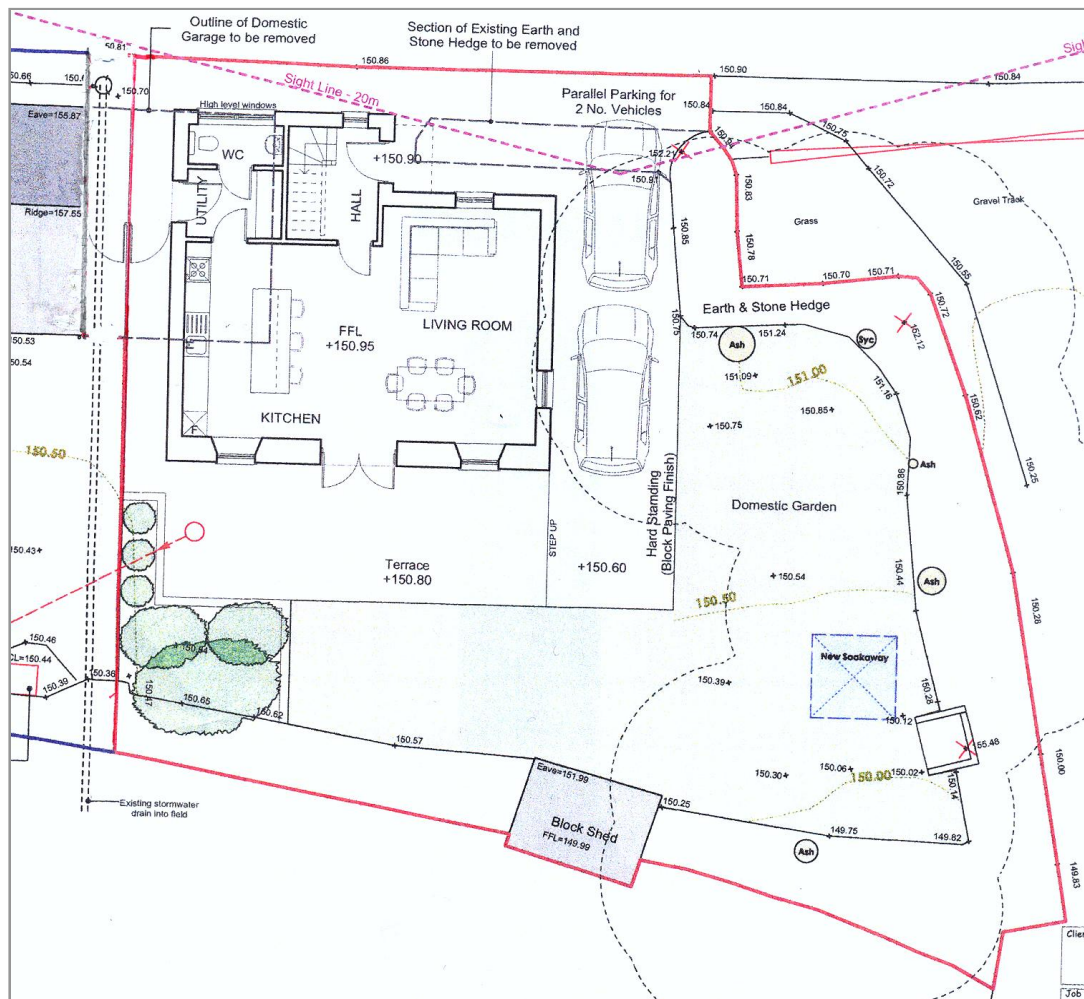


CARE & COMPANY

ESTATE AGENTS • AUCTIONEERS • VALUERS



Building Plot, Burras, Wendron, Helston TR13 0JD

An excellent opportunity to acquire an individual building plot with detailed planning permission for a three bedroom detached property with drainage installed.

Monument House, 58 Coinagehall Street, Helston, Cornwall TR13 8EW

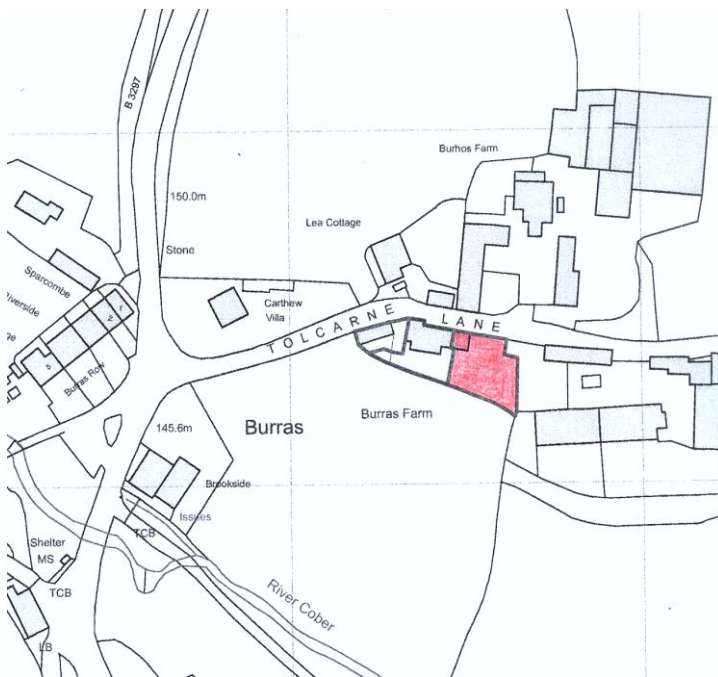
Tel: 01326 565956

Building Plot, Burras, Wendron, Helston TR13 0JD

An excellent opportunity to acquire an individual building plot located in the small hamlet of Burras.

Planning permission was granted on 30th June 2020 (PA19/07392) for the construction of a detached three bedroom dwelling. The approved detailed drawing and planning consent are available for inspection at the selling agent's office or can be viewed online at Cornwall Council's planning website.

The building plot is located in a semi rural position in the small hamlet of Burras which lies midway between the towns of Helston and Redruth. From the site excellent views can be enjoyed from the southern side of open farmland and a wooded valley. Being centrally located the towns of Helston, Truro, Camborne and Redruth are within commuting distance and the nearest facilities are available within the village of Four Lanes which is approximately 2.5 miles to the north.



The proposed accommodation briefly comprises
(all dimensions approximate) –

Entrance Hall with stairs to first floor and door leading into –

Open plan Kitchen/ Diner and Living Room

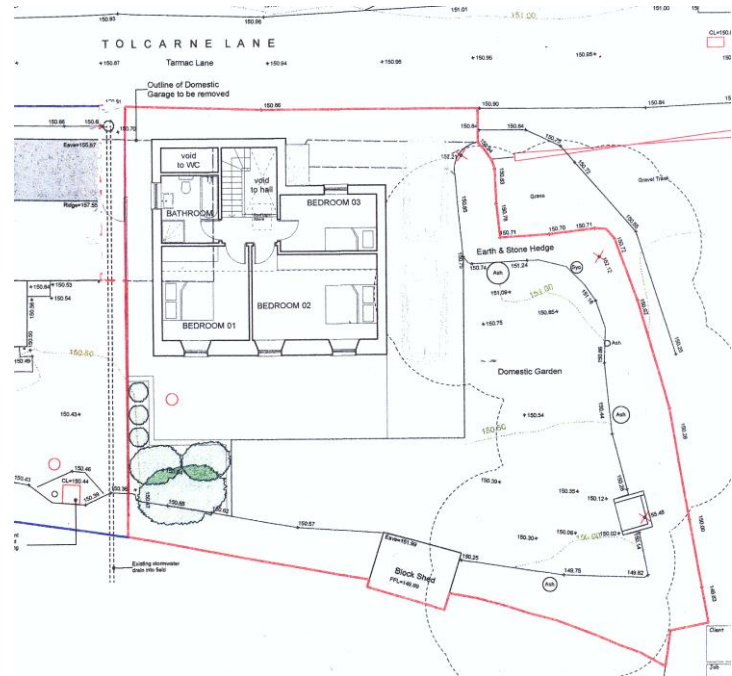
Kitchen area 4.5m x 4.6m

Diner/Living Area 3.6m 5.1m

Utility Room 2.2m x 1.5m

Separate WC

First Floor Landing



Bedroom One 3.3m x 3.6m

Bedroom Two 4.8m x 3.3m

Bedroom Three 3.7m x 2.2m

Family Bathroom 2.6m x 2.2m



Outside it is proposed a terrace to the south of the dwelling and hard standing for two parallel parked vehicles to the eastern side. Also proposed is a good sized domestic garden to the south and east of the dwelling.

Photograph of view to follow.....

Services – Drainage is installed, proposed Mains Water and proposed Mains Electricity.

Price Guide £120,000

Viewing Strictly by appointment only with the Vendor's sole agent

CARE & COMPANY

58 Coinagehall St, Helston. TR13 8EW

01326 565956

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