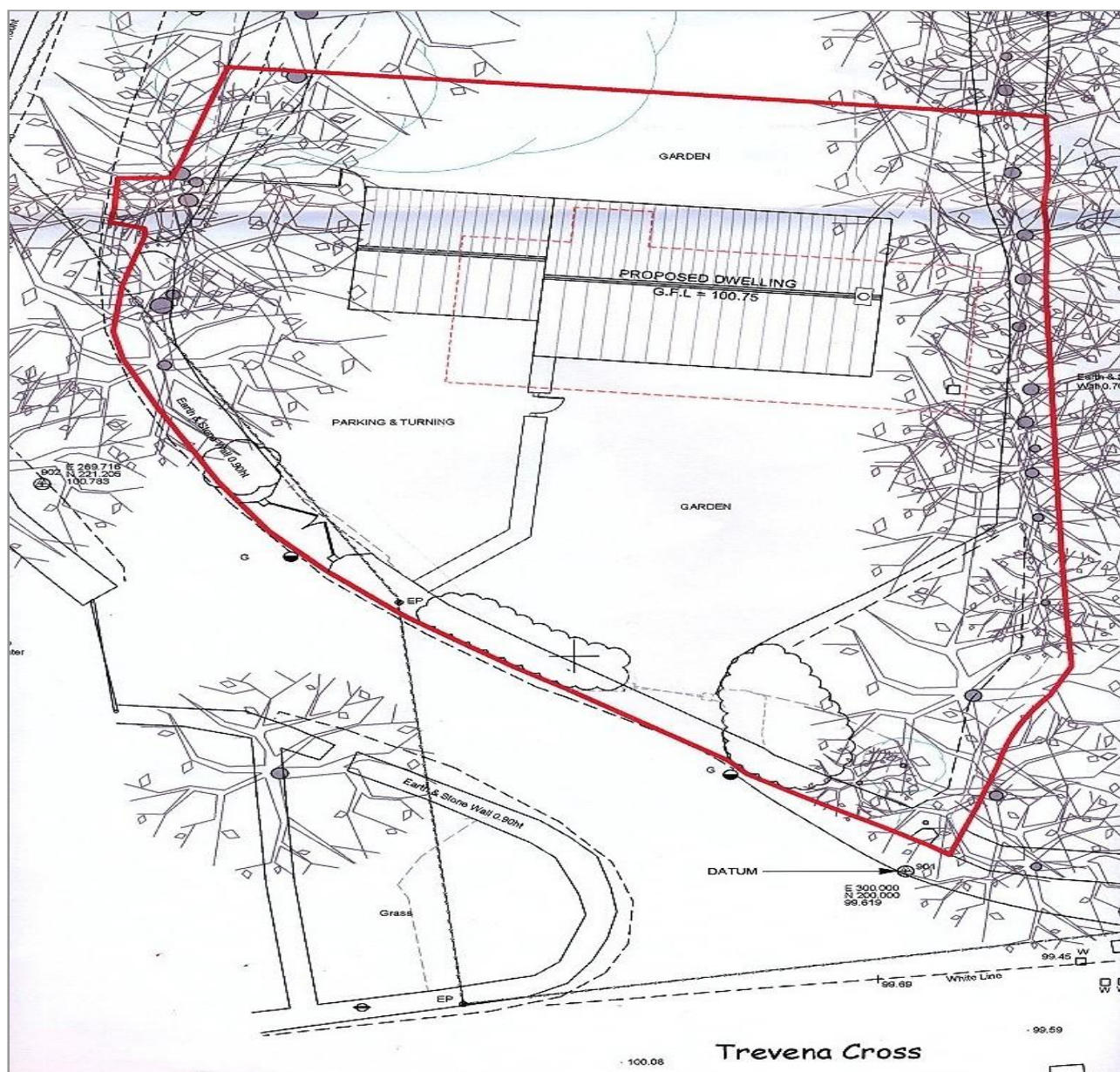


CARE & COMPANY

ESTATE AGENTS • AUCTIONEERS • VALUERS



Building Plot at Trevena Cross Breage, Helston TR13 9ND

A rare opportunity to acquire an individual building plot with detailed planning permission for a four bedroom detached family residence.

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

Tel: 01326 565956

Building plot at Trevena Cross, Breage, Helston TR13 9ND

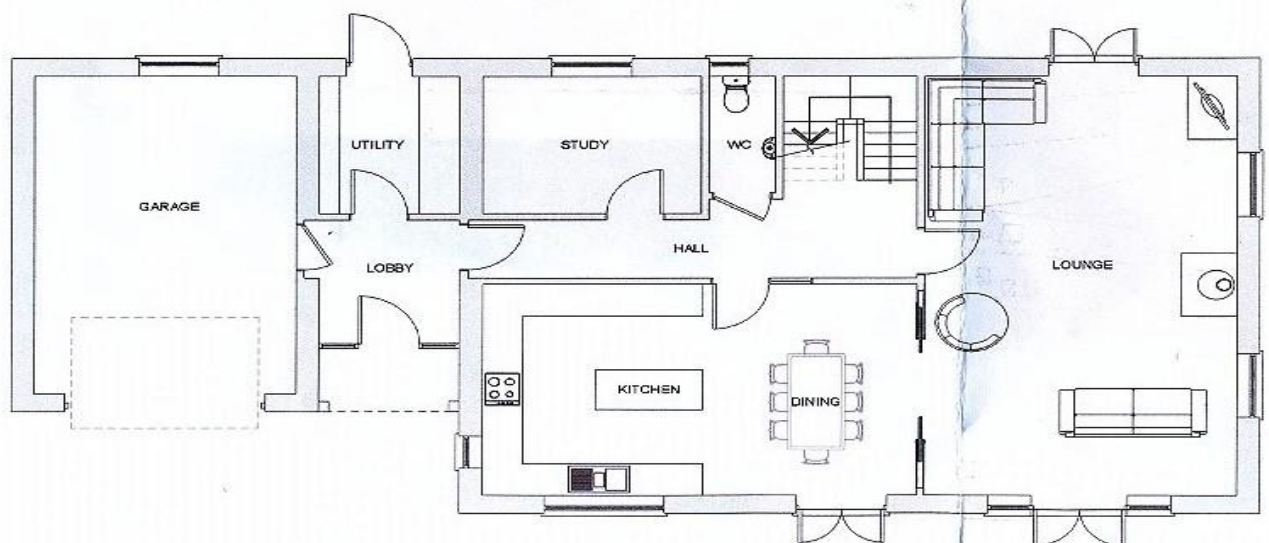
A rare and exciting opportunity to acquire an individual building plot on the edge of the popular residential village of Breage. Planning permission was granted on the 19th September 2017 (Application number PA17/05017) for the construction of a detached four bedroom family residence. The approved, detailed drawings and planning consent are available for inspection at the selling agent's offices or can be viewed online at Cornwall Council planning website.

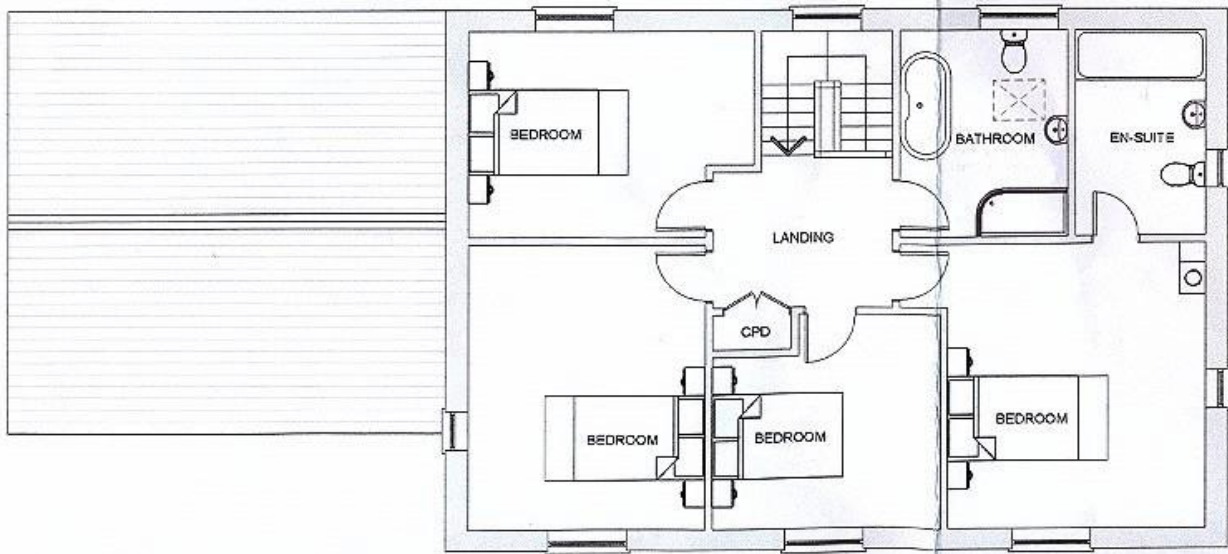
The building plot is located on the western outskirts of the village and within level walking distance of facilities. Breage is a popular village some three miles to the west of Helston and approximately ten miles east of Penzance. The village serves a large surrounding rural community and has Post Office/Shop, Public House, Junior School, Village Hall, Men's Institute and places of worship. Approximately one and a half miles to the south is the fishing village of Porthleven which has a selection of harbourside shops, restaurants etc.

The proposed accommodation briefly comprises:-

Entrance Hall, Main Hall with stairs to first floor, Kitchen/ Dining Room, Lounge, Study, Utility Room and separate wc.

First Floor Landing, Master Bedroom with ensuite Bathroom, Three further Bedrooms, Family Bathroom, attached Garage.





Part of the condition within the Sale Contract will include:-

1. The site will be restricted to one residential dwelling only.
2. The newly erected timber fence on concrete posts forming the northern boundary will be jointly owned with the neighbouring properties, each party being equally responsible for a one half share of the future maintenance and repair of the fence.
3. The timber element of the fence is only to be treated with clear uncoloured timber preservative.
4. No creeping or climbing plants/shrubs etc are to be grown on the fence.
5. Any trees and shrubs planted adjoining the fence are not to overhang the boundary and are to be restricted to a maximum of 3m in height.

Services –Mains metered water on site, electricity on site subject to connection approval, proposed private drainage.

PRICE GUIDE £150,000 subject to contract

Viewing Strictly by appointment only with the Vendors Sole Agent.

Care & Company 01326 565956
58 Coinagehall Street
Helston TR13 8EW

Email. careandcompany@btconnect.com
Web. www.careandco.co.uk

AGENTS NOTES:

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