

POTENTIAL DEVELOPMENT SITE FOR 2 DWELLINGS, HELSTON, CORNWALL TR13 8UG



- Lapsed Outline Planning Permission for two detached dwellings
- Potential for alternative development schemes (subject to all requisite consents)
- Offers invited (subject to planning) in the region of £80,000

THE SITE – TR13 8UG

This residential development site situated off Godolphin Road in Helston comprises of two existing elevated rear garden areas which previously benefitted from consent for the construction of two new detached dwellings. This planning consent lapsed in June 2019. The lapsed outline planning provided for 2 x two storey detached houses with off road parking. Interested parties are now invited to offer for the site, subject to approval of a new planning application for a scheme of their choosing. Whilst a purchaser may wish to apply for two houses as per the previous approvals, it is the Agents opinion that potential may exist for alternatives (subject to all requisite consents).

HELSTON

The historic market town of Helston stands at the gateway of the Lizard Peninsula which is Britain's most southerly point and offers access to some of the most dramatic coastal scenery and beaches the UK has to offer. Helston has an eclectic array of individual shops, well regarded schools (both primary and secondary), a sports centre, doctor's surgeries, pharmacies and a cinema. The area boasts some outstanding walks and scenery, including Helston's boating lake, National Trust land and the Loe Pool and Loe Bar.

METHOD OF SALE

Offers are invited for this freehold site in the region of £80,000, subject to planning approval. (Please see Agents Notes opposite)

VIEWING

Please contact the vendors sole agents KLP to arrange to view the site.

PLANNING

The two lapsed planning approvals were as follows: Outline planning application PA16/01442 – originally approved on the 28th June 2016 for the erection of a dwelling. Outline planning consent PA16/01445 was also approved on the 29th June 2016 also for the erection of a new dwelling

Copies of the various plans and previous planning permissions are held on file by the agents and are available by email upon request or via our website for registered applicants.

AGENTS NOTES

*Interested parties should be aware that conditional offers should account for a linear depth of 15m across the two plots rather than the differing depths of the individual plots shown on the previously approved planning consents.

Parties should also note that the vendors intend to impose minor restrictions in regard to the design of the properties which may be developed and as such they should contact the Agents for further information in this regard prior to the submission of any offers.

CONTACT



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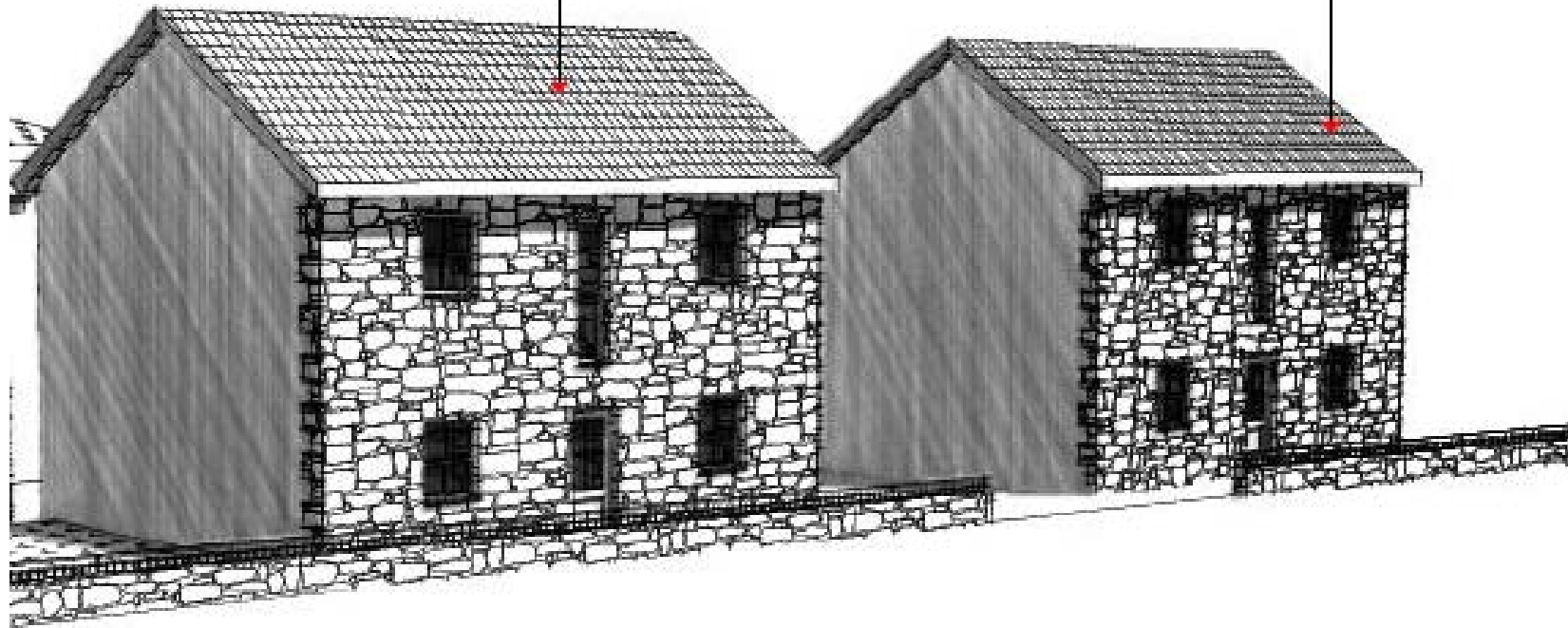
Tel. 01392 879300

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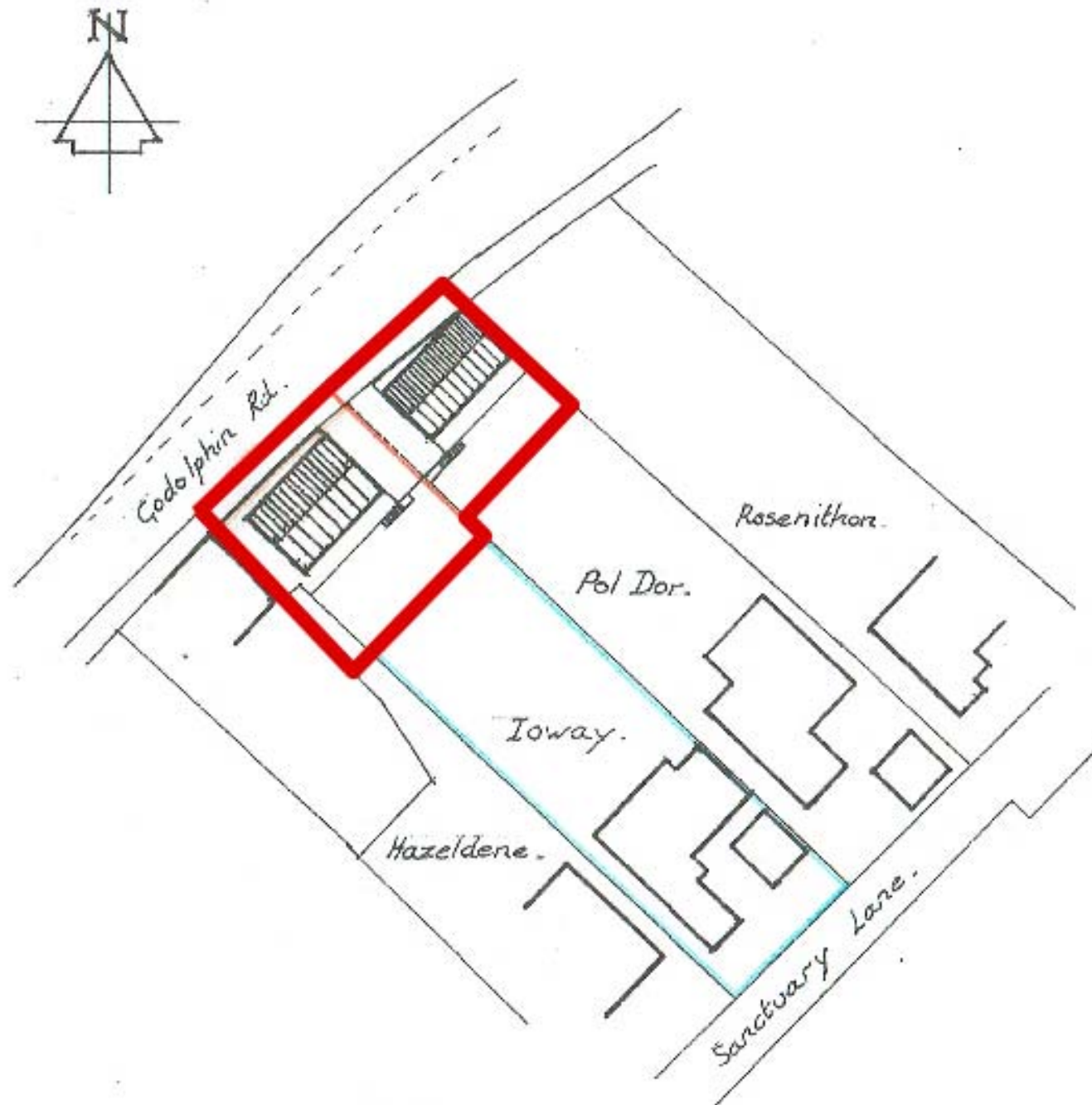
These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Indicative street elevation for previously approved scheme (not to scale)

2 NEW DWELLINGS APPROVED UNDER SEPARATE
PLANNING APPLICATION REF: PA16/01442



Approximate site boundary plan (indicative only)





Aerial view – approximate site boundary outlined in red



Photos (clockwise from top left) showing: Views from garden of 'loway', View of the site from Godolphin Road facing north east, Views from garden of 'Pol Dor', Views of the site from Godolphin Road facing south west