



Barns at Burras Farm
Wendron, Helston

LODGE & THOMAS
ESTABLISHED 1892

Barns For Conversion

Burras Farm

Burras, Wendron,
Helston TR13 0JD

Guide Price - £525,000 – Freehold

The Barns are situated in the small rural hamlet of Burras approximately mid-way between Helston and Redruth. The old market town of Helston lies approximately 5 miles to the south and provides a variety of retail and leisure facilities along with educational, health and professional services. The conurbation of Redruth and Camborne lies approximate 5 miles to the north and the port of Falmouth, famed for its sheltered sailing waters approximately 10 miles to the east.

Both the north and South Cornish coastline are within easy reach providing access to the many scenic coastal walks and sandy beaches.

The barns are approached from a no through council-maintained road via double entrance gates. The barns are arranged around a predominantly level concrete yard and have the benefit of permitted development, Class Q, to five residential units dated 18th February 2022. To facilitate the development, a number of surplus adjoining buildings will need to be demolished.

The site, edged red on the plan extends to approximately 0.6 of an acre and enjoys views to the south over adjoining farmland and the surrounding countryside.

Within the yard and next to the entrance, lies a detached single story barn of traditional stone construction which would lend itself to be converted to an additional dwelling or another alternative use, subject to planning.

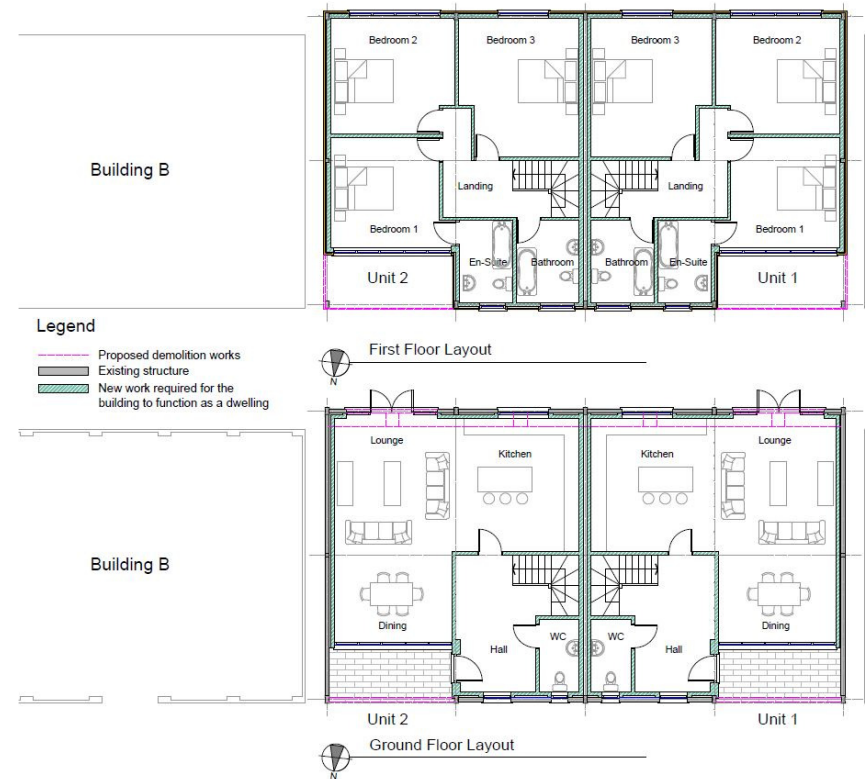
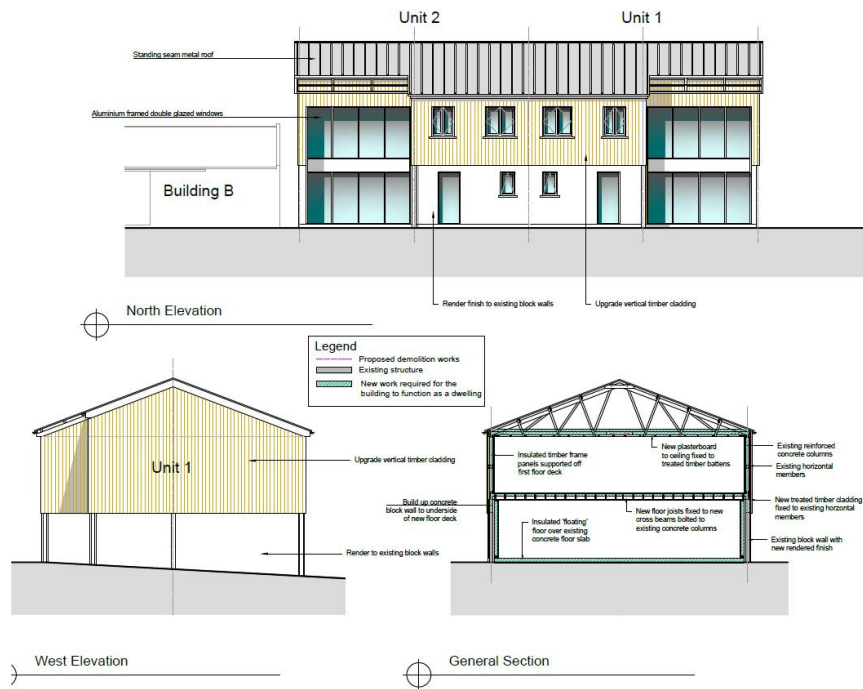
Full plans are available to download from the Cornwall Planning Portal.
Planning Application No. PA21/10777.



Barn A – Portal framed barn to convert to a pair of semi-detached houses, with views to the south over adjoining farmland.

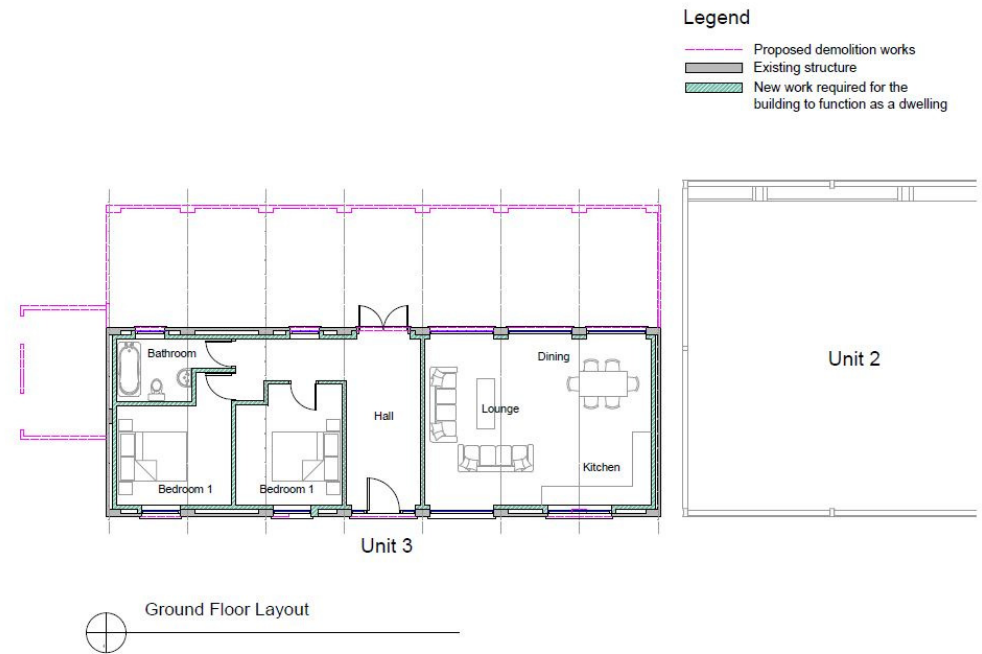
Unit 1 – Proposed accommodation (155 sqm) Ground Floor-Entrance Hall, cloakroom, open plan kitchen/living/diner. First Floor - 3 bedrooms, family bathroom and ensuite.

Unit 2 - Proposed accommodation (155 sqm) Ground Floor-Entrance Hall, cloakroom, open plan kitchen/living/diner. First Floor -3 bedrooms, family bathroom and ensuite.



Barn B – A single story block barn to convert to a detached bungalow with views to the south over adjoining farmland.

Unit 3 – Proposed accommodation (86 sqm) Entrance hall, open plan kitchen, living room/diner, 2 bedrooms, bathroom.

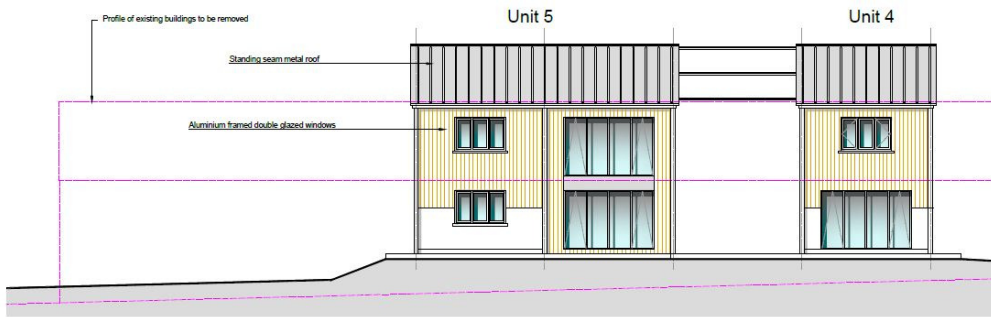


Unit 1 - Total GIFA: 86 sq m

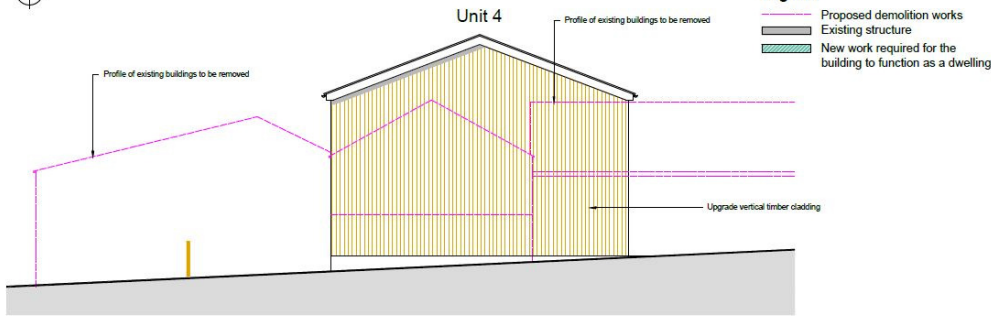
Barn C - Portal framed barn to convert to, two linked detached dwellings with views to the rear (east) over adjoining farmland.

Unit 4 - Proposed accommodation (80 sqm) Ground floor – Entrance hall, open plan kitchen/living/diner. First floor – 2 bedrooms and bathroom

Unit 5 - Proposed accommodation (155 sqm) Ground Floor:-Entrance Hall, cloakroom, open plan kitchen/living/diner. First Floor -3 bedrooms, family bathroom and ensuite.

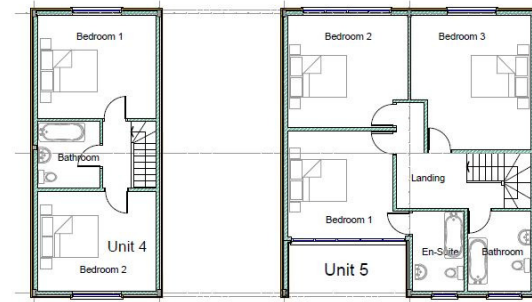


East Elevation



North Elevation

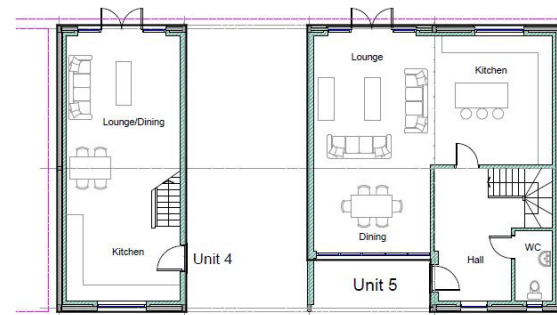
Legend
 - Proposed demolition works (dashed line)
 - Existing structure (solid line)
 - New work required for the building to function as a dwelling (hatched area)



First Floor Layout

Legend
 - Proposed demolition works (dashed line)
 - Existing structure (solid line)
 - New work required for the building to function as a dwelling (hatched area)

Unit 4 - Total GIFA: 80 sq m
 Unit 5 - Total GIFA: 155 sq m



Ground Floor Layout

Proposed Services: It is understood mains water and electricity are in the vicinity. Private foul drainage system.

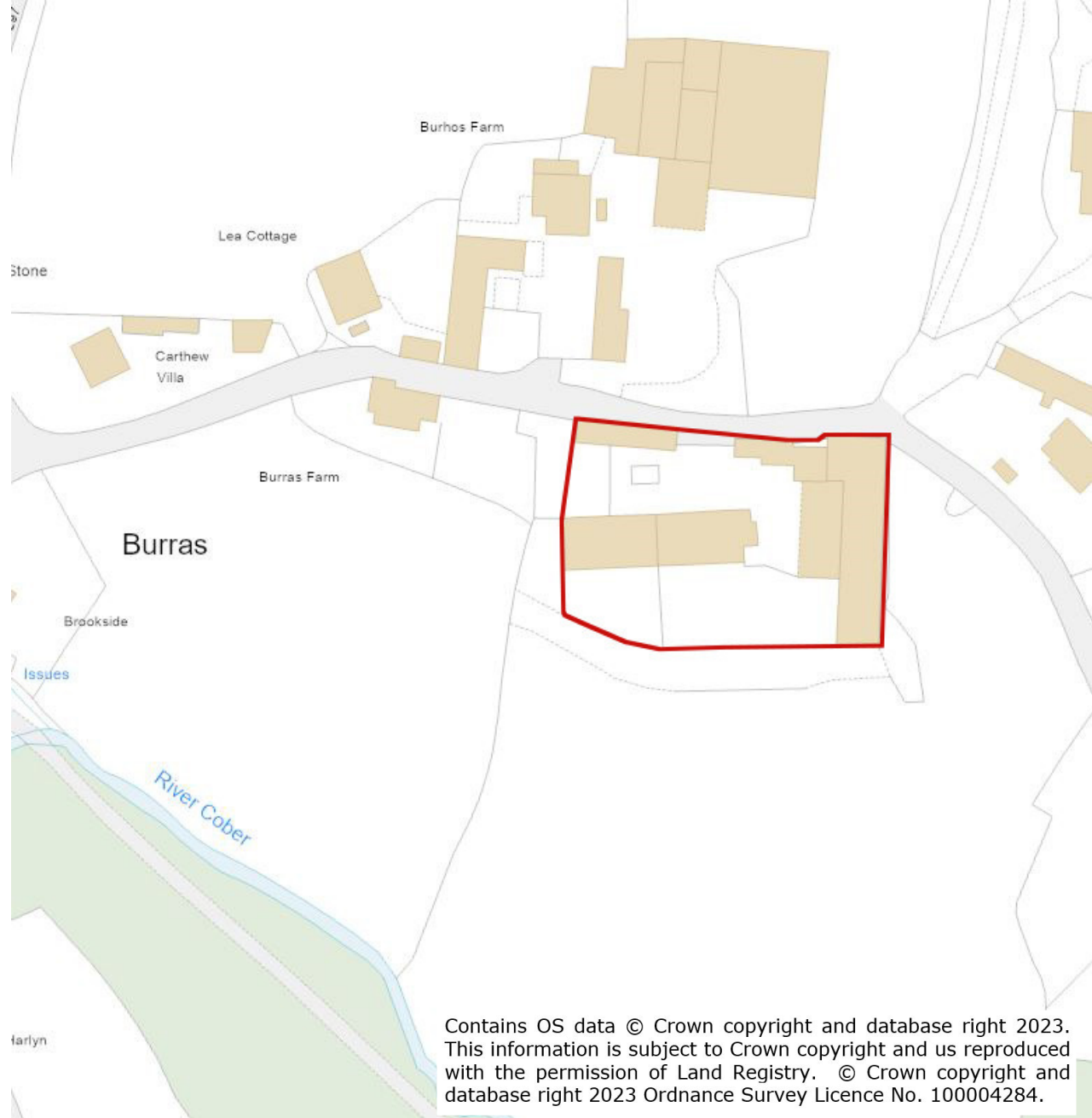
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The attached plan is not to scale and is for the purpose of identification only. Although believed to be correct the accuracy of the plan is in no way guaranteed nor does it form part of the Contract.

Viewings. Strictly by appointment with the vendors sole agents, Lodge and Thomas 01872-272722

Directions: From Helston, take the B3297 towards Redruth, passing through Trenear and Farms Common. Entering Burras, turn right, just before the road climbs. Proceed along the lane for approximately 100m and the yard will be located on your right.

What3words///tummy.eased.searches



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ESTABLISHED 1892