



Building Plot
Trewothack Farm, Gillan

LODGE & THOMAS

ESTABLISHED 1892

Building Plot at Nankerris

Trewothack Farm, Gillan,
Manaccan, Helston TR12 6HE

Guide Price £400,000 Freehold

- Rare opportunity to acquire building plot in an Area of Outstanding Natural Beauty
- Far reaching countryside and coastal views
- Adjoining paddock extending in all to 1.2 acres
- Close to Gillan Creek and Helford River

The Property

Accessed from a no through road leading and a farm drive, the plot lies in an elevated rural position.

Planning consent was granted on 11/03/2022 for the replacement of a residential caravan for a detached 4 bedroom dwelling. Planning Reference No PA/21/06604.

The proposed dwelling extends to 234 sqm (2518 sqft) and of reversed level design to take advantage of the coastal views towards Falmouth Bay and surrounding area.

The proposed accommodation to comprise:-

Ground Floor – entrance porch, utility room, cloakroom, office, four bedrooms (three en-suites) and family bathroom. **First Floor** – kitchen, dining room, living room and cloakroom with a wraparound balcony accessed from the kitchen and living room to take advantage of the wonderful coastal and countryside views.

The proposed dwelling to be constructed with natural stone elevations under a natural slate roof with roof lights to the first floor to provide natural light.

Adjoining the plot, a paddock laid to pasture which would be suitable for the grazing of ponies or indeed horticultural purposes. The grounds in all extends to approximately 1.2 acres or thereabouts.





Proposed Services: Mains water, mains electricity, private drainage. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999.

CIL: The proposed dwelling would be subject to CIL payment, unless an exemption applies. Further details available from the selling agent.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all 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 these particulars. The attached plans are not to scale and all acreages are approximate.



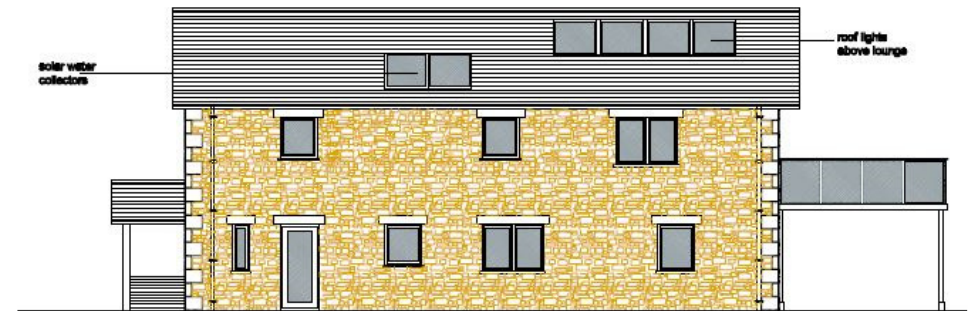
South / Front Elevation



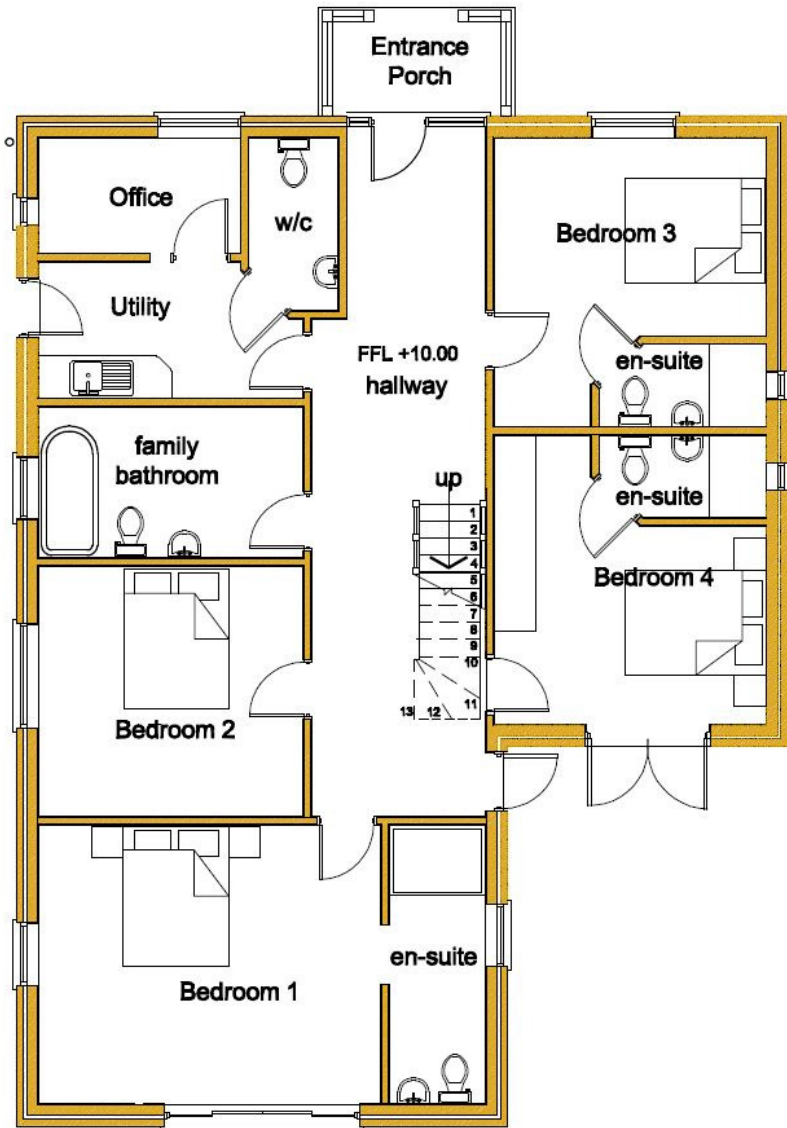
North / Rear Elevation



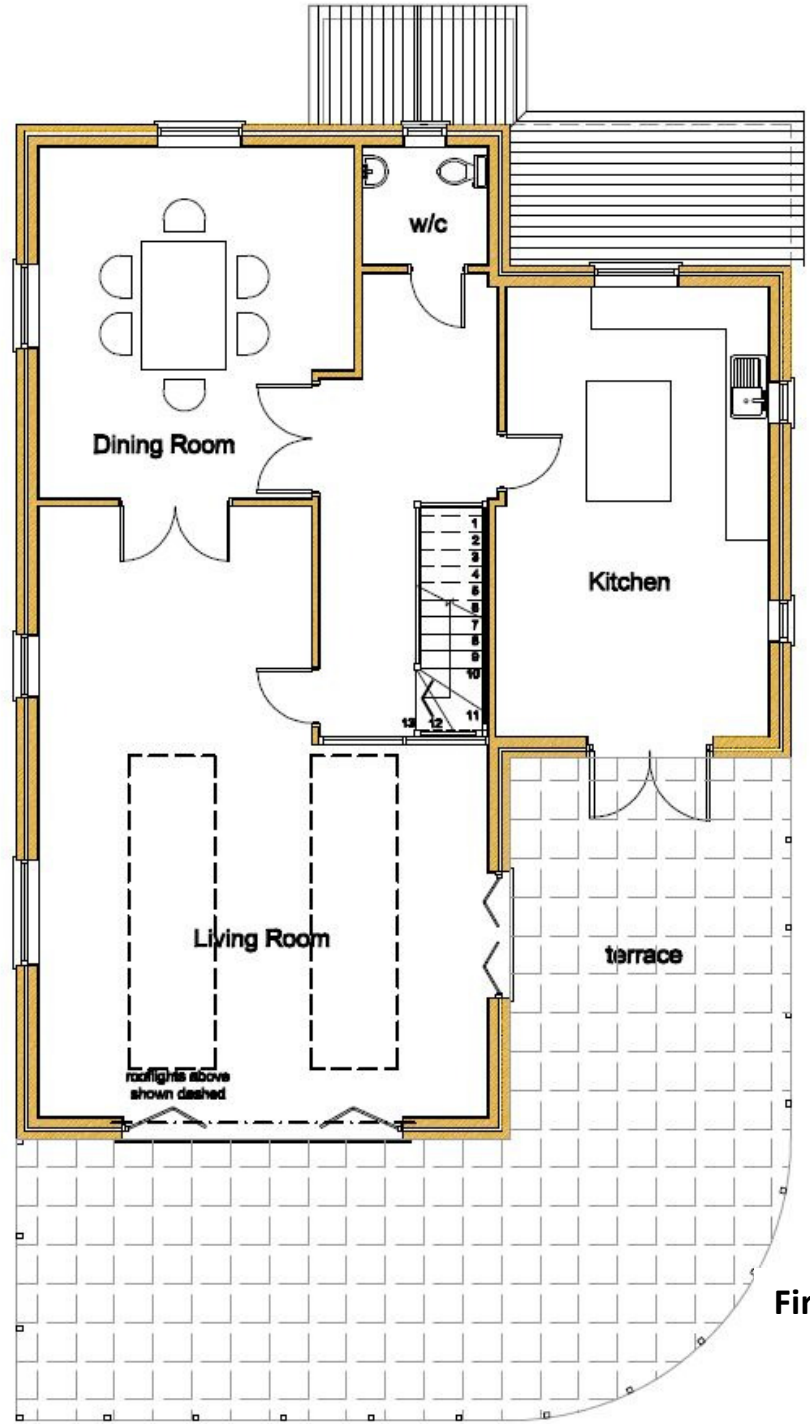
West Elevation



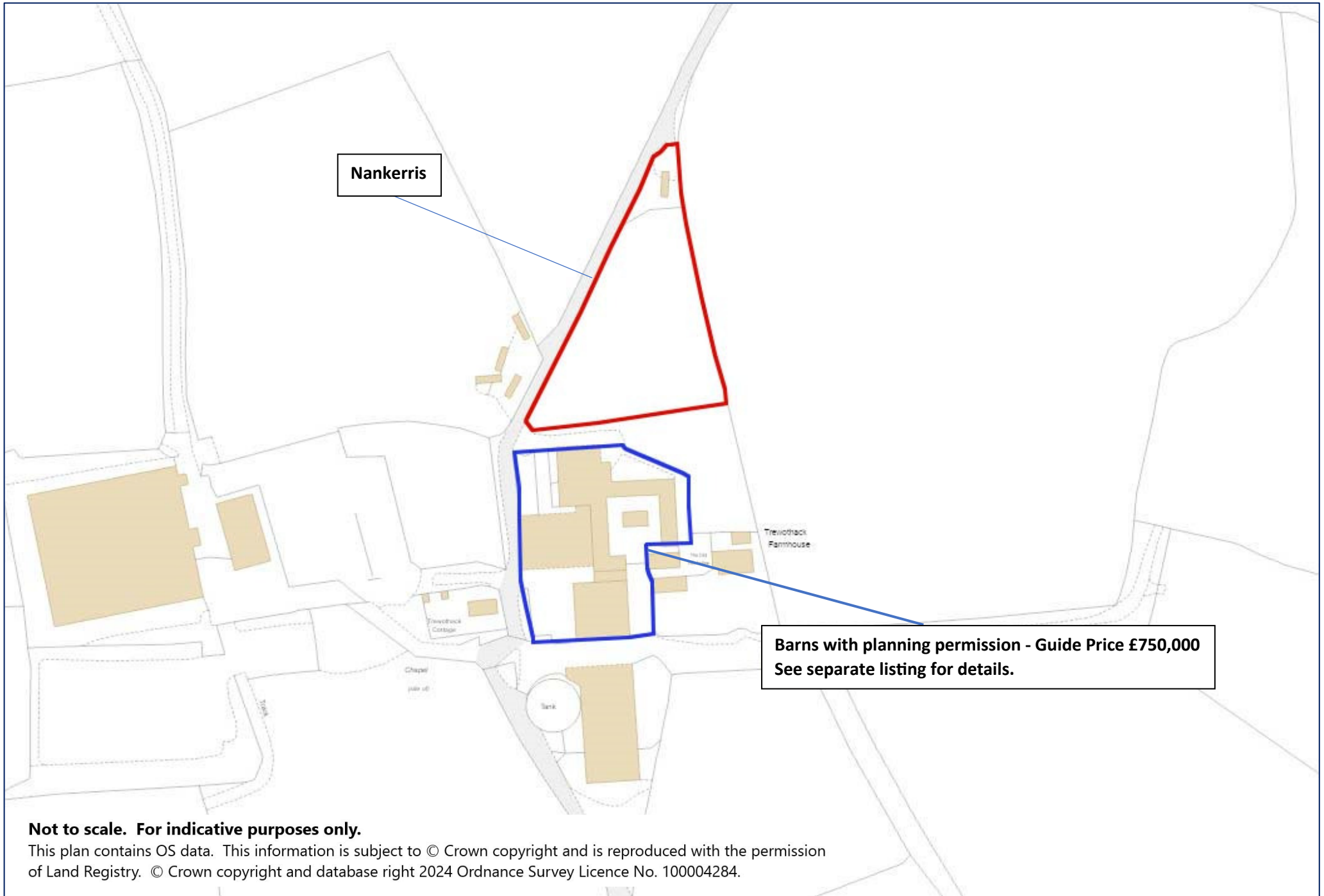
East Elevation



Ground Floor



First Floor



Nankerris

Barns with planning permission - Guide Price £750,000
See separate listing for details.

Not to scale. For indicative purposes only.

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Location

The property lies in the renowned agricultural district, in beautiful unspoilt countryside in the heart of the popular and thriving holiday area of the Lizard Peninsula. Accessed via a no-through road leading on to a private farm driveway, Nankerris is situated in an elevated rural position which commands views over the surrounding countryside and coastline.

The village of Manaccan provides a public house and primary school and further services and facilities can be found at St Keverne, 3½ miles distant. The former market town of Helston, home to the famous flurry dance on Flora Day, is approximately 11 miles distant and boasts a wide range of retail, professional, health services and leisure facilities.

The Lizard Peninsula, an Area of Outstanding Natural Beauty provides a plethora of country, wooded and clifftop walks and the plot is superbly placed for easy access to the sailing waters of the Helford River, Falmouth Bay and the south coast of Cornwall.

The Helford village and the popular sailing club, bar and restaurant organise a variety of social events throughout the year along with regular dinghy racing in the summer.

Viewing: Strictly by appointment with the sole selling agents Lodge & Thomas. Tel: 01872 272722.

Directions: From the crossroads in the centre of Manaccan follow the road down past the New Inn public house. Follow the lane down over the bridge bearing left signposted St Anthony, Flushing, Porthallow and Gillan and follow this road through Carne and after approx. 1 mile (ignoring the left turn to St Anthony) the entrance to Trewothack will be found on your right hand side. Proceed down the driveway and after approx. ¼ of a mile the plot will be found on the left hand side.

what3words///parkway.soaps.matrons

Agents Note; Within 2 months of completion, the purchaser will stop up the gateway from farm drive to the paddock.





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Chartered Surveyors

Estate Agents

Valuers

Auctioneers

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