

Higher Road

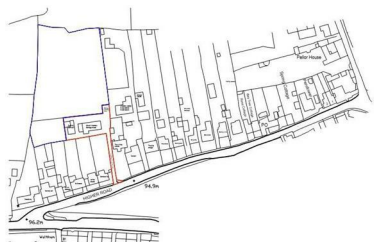
Breage

Helston

TR13 9PL

Offers In The Region Of
£275,000

- BUILDING PLOT IN APPROX 1.5 ACRES
- REFERENCE PA24/09508
- PLANNING IN PRINCIPLE FOR ONE DWELLING
- SOUGHT AFTER VILLAGE LOCATION
 - PRIVATE DRIVEWAY
- VIEWING BY APPOINTMENT



Scale	1:1000
North Arrow	As Shown
Notes	1. The site is shown in red on the plan.
2. The site is shown in red on the plan.	
3. The site is shown in red on the plan.	
4. The site is shown in red on the plan.	
5. The site is shown in red on the plan.	



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Tenure - Freehold

Council Tax Band - New
Build

Floor Area - 0.00 sq ft



DESCRIPTION

A rare and fantastic opportunity to purchase this development site set on the rural outskirts of the highly popular village of Breage. Planning in principle has been granted for one dwelling with land extending to approximate 1.5 acres at the end of a private driveway.

Located off Higher Road in Breage, the village offers a local school, pub, social/snooker club, post office and other amenities including playing fields and bus stops with regular services to and from Helston & Penzance.

ADDITIONAL INFORMATION

For further details please visit the Cornwall Council planning portal using reference PA24/09508

The application proposes the development of land for housing which is considered to comprise previously developed land immediately adjoining a recognised settlement for the purposes of residential development. As such, it complies with policy H1 in the Breage Neighbourhood Development Plan 2017-2030 and policies 1, 3 and 21 of the Cornwall Local Plan Strategic Policies 2010-2030.

Please note that the proposed development set out in this application would be liable for a charge under the Community Infrastructure Levy (CIL) Regulations 2010 (as amended). The amount of the liability would be calculated when the related technical details application is determined. Further information about CIL is available at www.cornwall.gov.uk/cil.

MATERIAL INFORMATION

Tenure: Freehold

Covenants or Restrictions: None

Tree Preservation Orders: None

Planning Reference : PA24/09508

Conservation Area: Lane only

Parking Arrangements: Large parking area, proposed garage

Dangers or Safety Concerns: None

Flood Risk: None

Costal Erosion Risk: None

Disputes or Complaints: None

Mining Area: No

Japanese Knotweed: None

Broadband Speed: Standard

Mobile Phone Coverage: O2 - Limited Vodafone - Limited Three - Limited, EE - Likely



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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