

Development Opportunity-Gwel Helyk, Rosudgeon- **RESERVED MATTERS APPROVAL**

Guide Price **£215,000**

Gwel Helyk, Rosudgeon, Penzance, TR20 9PA

Reserved Matters Approval to create a delightful self-build dwelling close to the Picturesque Cornish Coastline.

Plot 1, now named “Gwel Helyk” is located to the west of (Landvue, an existing dwelling) situated to the southeast of Rosudgeon.

The reserved matters approval has been granted to create a four-bedroom detached home.

GIA 168M2

The site is relatively flat and overgrown with small trees and shrubs.

Rosudgeon over recent years has been sought after for development and this land is one of the last areas to be developed in the village.

Further Opportunity:

The site area is 1863m2 (0.186 Ha). There is an opportunity to purchase a similar scheme, **Plot 2** located beside Gwel Helyk or the titles can be split.



Dwelling No. 1 - Proposed North Elevation
Scale 1:100 @ A3



Dwelling No. 1 - Proposed South Elevation
Scale 1:100 @ A3



3D Visualisation - Front Elevation



Location

The site sits between two roads, the A394 to the North and Trevean Way to the south.

Penzance is approximately six miles to the west, and Helston is seven miles to the east.

Commuting and travel from Helston Road are convenient. Penzance railway station offers regular services to nearby towns and cities, making it easy to explore the surrounding areas. Additionally, the A30 road connects Penzance to the rest of Cornwall, ensuring convenient travel by car.

The bus stops are located within 10 meters on the A394, providing regular buses to Penzance, Helston, Camborne, and Falmouth.

Heliport and Ferry to the Isles of Scilly located in Penzance.

Exploring The Beautiful Coastline

One of the key highlights of living on Helston Road is the proximity to the breathtakingly Cornish coastline. Just a short distance by car are beautiful sandy beaches, perfect for leisurely walks, picnics, or water sports activities.

Walking the coast path will bring you views of St, Michael's Mount and across to Marazion, Penzance and Newlyn to the west. To the east across to the Lizard Point and Goonhilly Downs.

Helston Road provides easy access to a variety of amenities, including charming cafes, local shops, supermarkets, restaurants, art galleries, and the Penlee House Gallery & Museum.

Taxi service, fish and chip shop, local garage, car sales, sports and social club, restaurant and Co-op within the village of Rosudgeon. Local beaches and fuel station approx 2 miles.

Local Interest

Rosamund Pilcher books and films are based around the area. Prussia Cove within walking distance has been used as the backdrop for films.

Utilities

Services are on site (Water and Electricity)

Southwest water main runs parallel to main road, all indicated on architects plan. Western Power (National Grid) runs east on the site as indicated on architect's plan.

Western Power (National Grid) runs east on the site

Viewings:

Strictly By Appointment Only

Borough: Cornwall Council

REF: PA22/09917//PP-11671721

Link to the planning application:

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?keyVal=RKV68VFGLUS00&activeTab=summary>

Tenure:

Offered Freehold (There is currently one title which can be split.

The right of way over Trevean Way is not applicable to the site for sale as the access is to the Main A394 on the full planning approval.

GDV: House 1 £700,000 168SQM

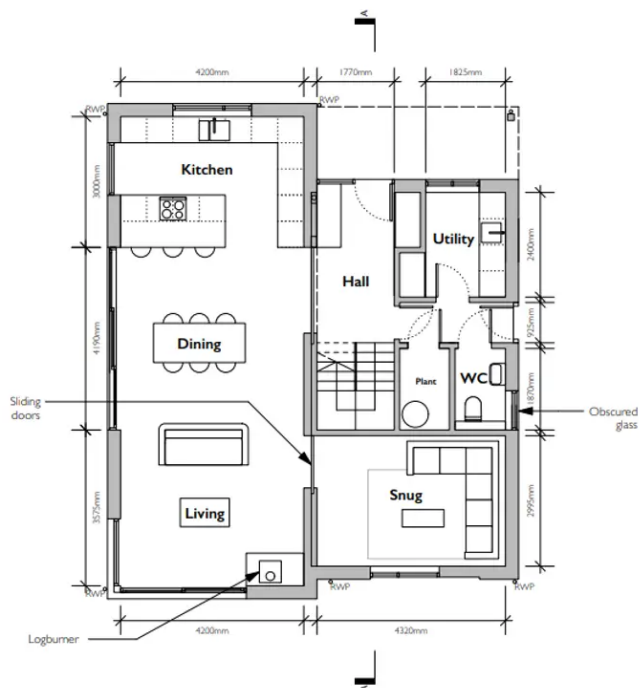
Additional Information available upon request

Brochure

Link to planning documents

Reserved matters approval & conditions.

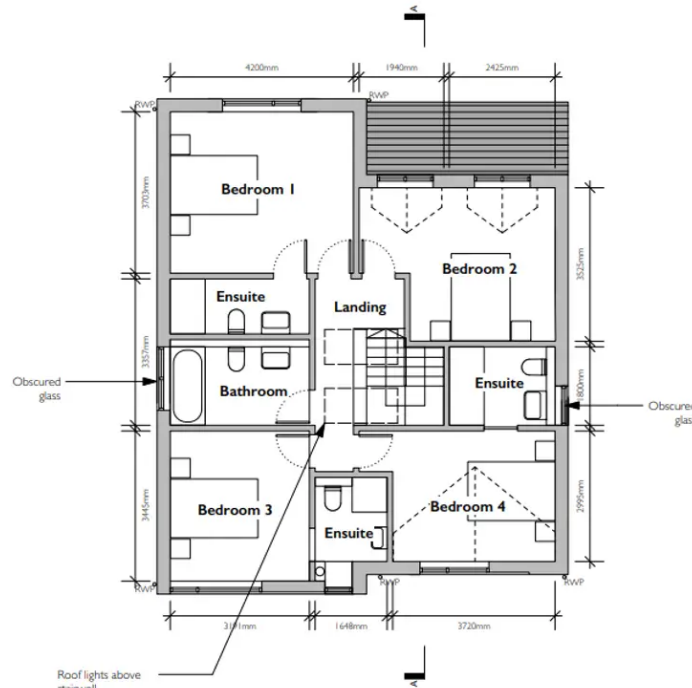
Design & access statement.



Dwelling No.1 - Proposed Ground Floor Plan

Scale 1:100 @ A3

84m² GIA (168m² GIA Total)



Dwelling No.1 - Proposed First Floor Plan

Scale 1:100 @ A3

84m² GIA (168m² GIA Total)

Introduction Fee:

In consideration of the services provided by Allen Heritage, an introduction fee will be due upon any sales figure agreed that proceeds to completion. The introduction fee shall amount to £5,000 plus (VAT)

The Information provided by Allen Heritage Limited has been given in good faith however all parties must undertake their own due diligence to satisfy themselves before placing a formal offer.

