

# PROPOSED ELEVATIONS.



65mm Dia L.W Pipe discharge  
to existing soakaway.

FRONT. N.

Door and window units to be  
U.P.V.C. double glazed to current  
building regulations.



REAR. S.

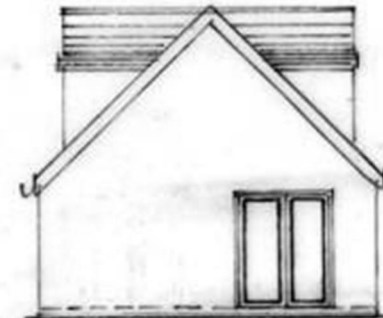
Concrete Interlocking Flat Roof Laid  
to match surrounding area.  
Fascias to be constructed min 15mm  
Away from finished wall contour.



Exterior finish to  
match surrounding area.

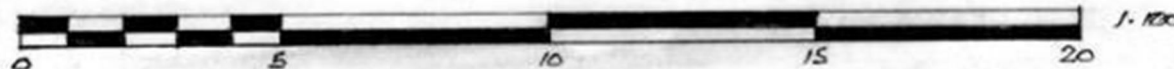
SIDE. W.

All details are Indicative and are presented as  
Illustrative for outline planning purposes only.



65mm Dia R.W. Pipe discharge  
to existing soakaway.

SIDE. E. SCALE - 1:100;



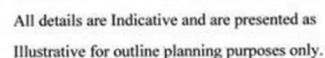
**HUNTERS**

HERE TO GET *you* THERE

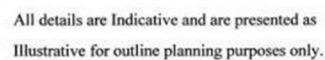
Fantastic Building Plot, Carnkie | Guide Price £170,000  
Call us today on 01736 800919



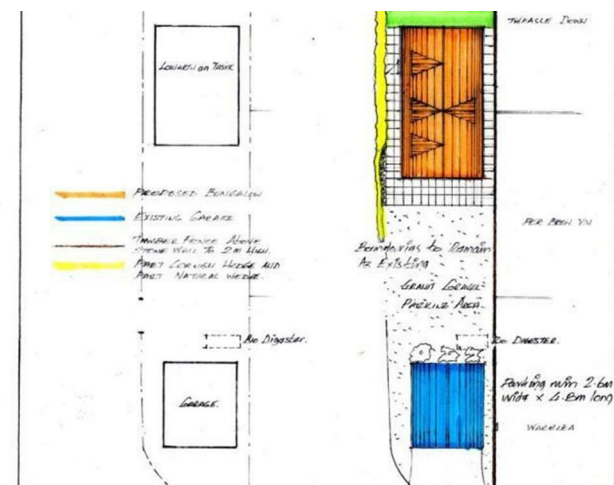
**Are you like us and love watching those property shows where people build their dream home from the ground up? Ever found yourself daydreaming, thinking, “I could do that” — if the right opportunity came along? Well, this could be your moment.**



SCALE-1.50.



SCALE - 1.50



If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



**Hunters Estate Agents are delighted to present this opportunity to build your forever home in a lovely semi-rural setting, positioned on the edge of a sought-after village — equidistant from Helston and Falmouth. With outline planning permission already in place for the removal of the existing park home and replacement with a stunning detached dormer bungalow, and services already on site, this plot is sure to be of appeal to developers and self-builders alike.**

### Overview

Are you like us and love watching those property shows where people build their dream home from the ground up? Ever found yourself daydreaming, thinking, “I could do that” — if the right opportunity came along? Well, this could be your moment.

Tucked away on the edge of the peaceful village of Carnkie lies a real gem of a building plot. While there’s currently a two-bedroom park home and a detached garage on site, we believe the true value lies in the exciting opportunity offered by the existing planning permission — and that’s where we’ll start.

### The Planning Permission

Two of the biggest hurdles when it comes to building your own home are securing the initial planning permission and getting services in place — and this plot has both covered. Approved outline planning permission is already in place (Ref: PA24/03654, dated 6th September 2024) for a detached dormer bungalow, and the site benefits from existing mains electricity and water supplies, along with private drainage, thanks to the current park home. The plot is a generous size, offering

plenty of space for a new home, along with gardens and off-street parking.

### The Location

Tucked away in the Cornish countryside, Carnkie is a peaceful village with a lovely sense of community and open fields on the doorstep. Within a twenty minute or so drive are the larger towns of Helston and Falmouth, with the latter offering a good variety of services and amenities, in addition to some of the most picturesque beaches and coastline in Cornwall. Here you can enjoy the best of both worlds — a relaxed village lifestyle, with vibrant towns just a short drive away. What more could you want?

### The Existing Site

The site currently includes a freehold two-bedroom park home, which sits on a concrete base. It offers a rare degree of flexibility — without the fees or restrictions often associated with park home communities. The current accommodation includes two double bedrooms, a kitchen, utility area, lounge/diner and bathroom. While the park home is currently lived in, its condition means buyers will likely be planning for replacement — whether with another park home or new build.

Outside, the plot offers off-street parking, a detached double garage (in need of repair or rebuild), garden space, and a secluded courtyard to the rear.

### Useful Information

Current park home dwelling Council Tax Band: A

Local Authority: Cornwall Council

Tenure: Freehold

Park Home mainly wood construction (recommended for replacement)

Services: Mains electricity and water.

Treatment plant/ biodigester. Telephone and broadband.

Heating: LPG

Broadband Speed: 28 Mbps

Parking: Garage & Driveway

Not in a conservation area

Mobile Coverage: According to Ofcom EE, Three, 02, and Vodafone likely have limited coverage indoors at this address, whilst outdoors they likely have voice and data coverage

Attached plans and drawings - The plans attached are not to scale and are for identification purposes only









These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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