

LOT  
**23**

Barns at Roskymer Barton, Rosevear Hill, Helston, Cornwall TR12 6BA

\*GUIDE PRICE £220,000+



Four derelict barns with previously granted planning permission to be converted into dwellings comprising a selection of houses and bungalows under the reference PA16/00054.

#### **DESCRIPTION**

Four derelict barns with previously granted planning permission to be converted into dwellings comprising of a selection of houses and bungalows under the reference PA16/00054. The barns sit in a desirable rural location with a handful of other properties, between the villages of Gweek and Mawgan yet conveniently situated on a bus route and accessible to the market town of Helston.

#### **LOCATION**

Mawgan offers a local Inn/Pub, village store and is filled with pretty cottages and a twelfth century church nestled in a wooded valley south of the Helford River. Gweek stands at the head of the Helford River, with a Public House, General Store/ Post Office, Seal Sanctuary and Boat yard.

#### **ACCOMMODATION**

**The Barns** Four barns which are now derelict.

#### **NOTE**

Planning was previously conditionally granted on the 20th July 2016 for "Conversion and extension of agricultural buildings to form 5 dwellings including installation of sewage treatment plant and alterations to access." under the reference PA16/00054. A

secondary application was submitted under the reference PA19/05981 for "Submission of details to discharge condition 12 in respect of decision notice PA19/00054 Condition Number(s): 12 Conditions(s) Removal:

Applicant will provide full report on site and contamination (if any) to comply with Criteria 1, 2, 3 and 4 of Condition 12, under said Approval dated 20 July 2016, within the next couple of days. This condition will be satisfied by this proposed report as above." Any interested parties should make and rely on their own findings by contacts Cornwall Council Planning on 0300 1234 151.

#### **EPC**

Energy Efficiency Rating – Exempt

#### **AUCTION VALUER**

Lucy Fuller

#### **VIEWING ARRANGEMENTS**

For viewing information and directions, please contact Miller Countrywide Helston 01326 563411. General enquiries Countrywide Property Auctions 01395 275691.

