



## Carnkie Helston

**Plot with planning permission for a detached dormer bungalow**  
**Planning application number PA24/03654**  
**Semi rural location backing onto fields**  
**Existing services on site**  
**Detached, residential park home on site**  
**Detached double garage, gardens and parking**  
**Live in or replacement of existing two bedroom park home**  
**If retained as a park home, no monthly site fees, lease or restrictions**  
**Views over village and countryside**  
**Conveniently located between Falmouth and Helston**

**Guide £175,000** Freehold

**EPC EXEMPT**

**29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN**

**01326 311400**  
**[www.kimberleys.co.uk](http://www.kimberleys.co.uk)**

**REF: SK7115**



An opportunity to purchase a two bedroom detached freehold park home with current planning permission to replace with a new build, detached dormer bungalow.

The property and land currently consists of a detached two bedroom park home with gas central heating and double glazing that is currently occupied however is personally recommended for replacement by either building the new property or alternatively replacing with another park home depending on one's budgets.

Unlike most park homes located on traditional sites this benefits from a superior rural location and would not have the monthly, costly fees or imposing rules of a normal park home.

As agents we have been informed that the current park home sits on a concrete base therefore ready for a replacement if required.

The site also benefits from a detached double garage, rebuild or repairs needed and parking for a number of cars and a garden.

The properties current approved outline planning application (number PA24/03654 dated 6th September 2024) is currently for replacement of the park home with a good looking detached dormer bungalow.

Due to the existing property the current services are available, mains electricity and water, private drainage via a personal sewage system.

The plot/property sits in a pleasant, semi rural location accessible via a driveway on the edge of the popular village of Carnkie, Wendron.

Carnkie is a quiet rural village set between Falmouth, Helston and Redruth having local amenities at Rame and Stithians and good access by road to all the main centres and the Falmouth University (Tremough Campus).

Although we recommend a replacement of the existing unit due to its current condition the property currently consists of a raised entrance with UPVC front door, modern kitchen with a range of base and wall units, gas combi boiler, utility area, lounge/ dining room with UPVC patio doors, bathroom and two double bedrooms.

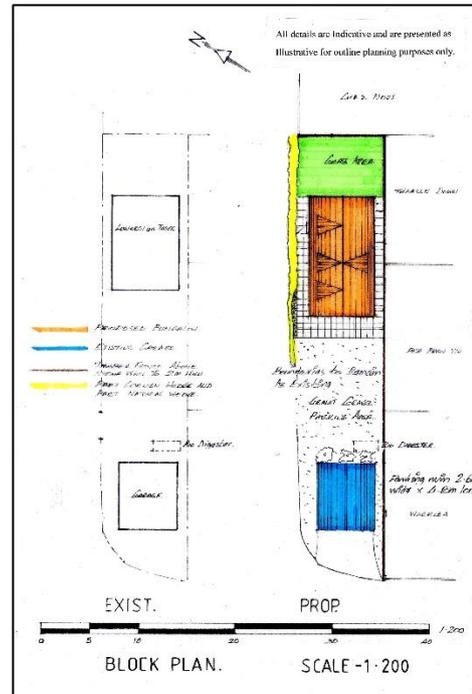
#### OUTSIDE

Detached double garage with parking to the front.  
Garden with further parking area and to the rear an enclosed courtyard with slab for a hot tub.

All viewings to be carried out by the office as this property is currently occupied and privacy is to be respected.

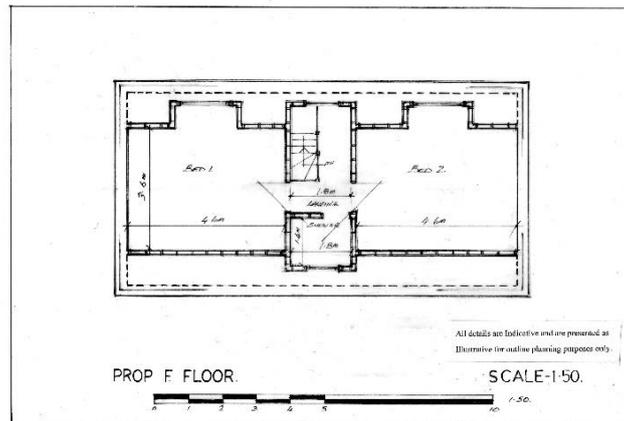
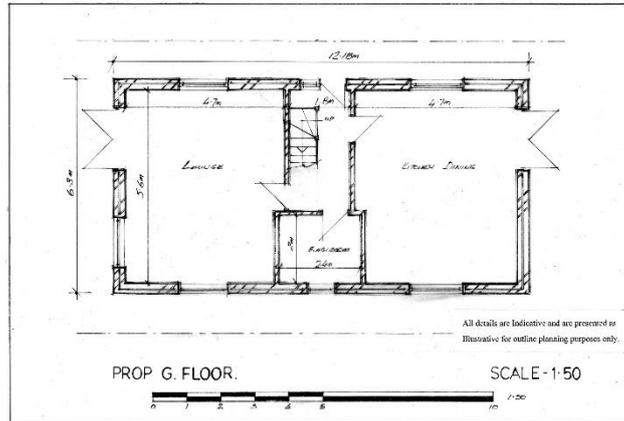
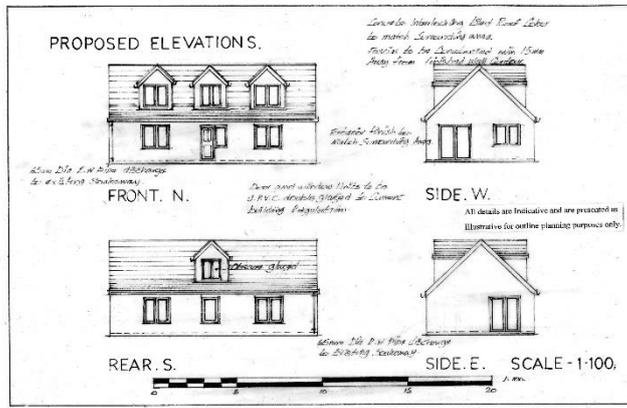
#### MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Kimberley's Independent Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Kimberley's Independent Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.





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