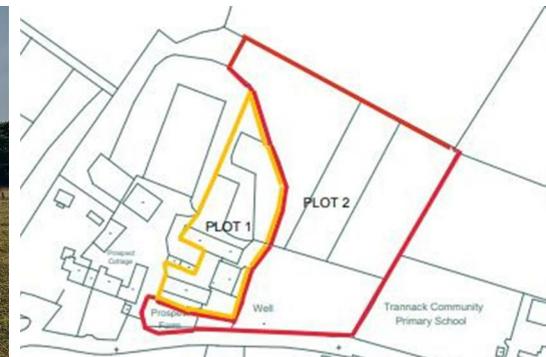




## **Plot 2 Prospect Farm, Sithney, TR13 0DE** **Guide price £50,000**

An attractive parcel of land extending to around 1.5 acres, adjoining Plot 1, and providing a wealth of opportunity for future use. Its generous size offers scope for enhanced gardens, equestrian or hobby use, or simply as an extension to the existing plot (subject to the necessary consents).

This extra land adds significant flexibility and potential, making Plot 1 even more appealing to buyers who value space, privacy, and the freedom to shape their surroundings to suit their lifestyle.



## Guide Price - £50,000

### Location

The land enjoys an idyllic setting in the heart of the Cornish countryside between Coverack Bridges and Prospidnick with exceptional sweeping rural and coastal views. Conveniently only approximately 2.5 miles outside of the market town of Helston.

### The Land

Measuring at approximately 1.5 Acres this is the perfect addition to the attached site.

### Services

There are no services currently connected to the land, it will be up to the buyer to connect these.

### Agent Note

Plot 1 and 2 must exchange and complete at the same time, there will be a clause in the contract to that affect. Our clients have advised that they will not be able to be bought separately.

[https://www.rightmove.co.uk/properties/166223861#/?channel=COM\\_BUY](https://www.rightmove.co.uk/properties/166223861#/?channel=COM_BUY)

### Agents Note 1

Our clients wishes to retain access and usage of the borehole for a period of 6 months from completion.

The borehole supplies water to the farm and surplus water to a neighboring property.

### Rights of Way

Our clients have informed us that there is a footpath crossing the land.

Our client has also informed us that there will be a right of way over the drive way of Prospect farm to access the site.

### Planning Information

Please note the nearby planning application which is associated with this land - Proposed conversion of outbuildings to two dwellings and associated works - PA25/01925

### Council Tax Band- Exempt

### What3Words

///daffodils.gambles.cheer

### Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

### Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

Offices in Helston & Hayle

Tel: 01326 565016

[hello@thematherpartnership.co.uk](mailto:hello@thematherpartnership.co.uk)

[www.thematherpartnership.co.uk](http://www.thematherpartnership.co.uk)

