

LODGE & THOMAS

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Development Site at Rinsey, Helston, Cornwall TR13 9TR



A level site with Planning in Principle for the construction of one or two dwellings in a coastal hamlet setting within easy reach of the South West Coast Path

Guide Price: £350,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Site

A level site extending to 0.37 of an acre, positioned on the edge of the hamlet of Rinsey. The plot is bounded by traditional Cornish hedge banks with views being enjoyed of the surrounding farmland and coastal views from an elevated position.

The Cornwall Planning Group, obtained Planning in Principle, dated 15th August 2025, for the construction of a minimum of 1, maximum of 2 dwellings. Planning reference No PA25/00113. Planning information available from the selling agents Cornwall Council Planning Portal.



Note: A parcel of land with extensive coastal views extending to 4.5 acres or thereabouts, within a short walk of the site, is available by separate negotiation. Further details from the selling agents.

Proposed Services

Mains water, mains electric, private drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

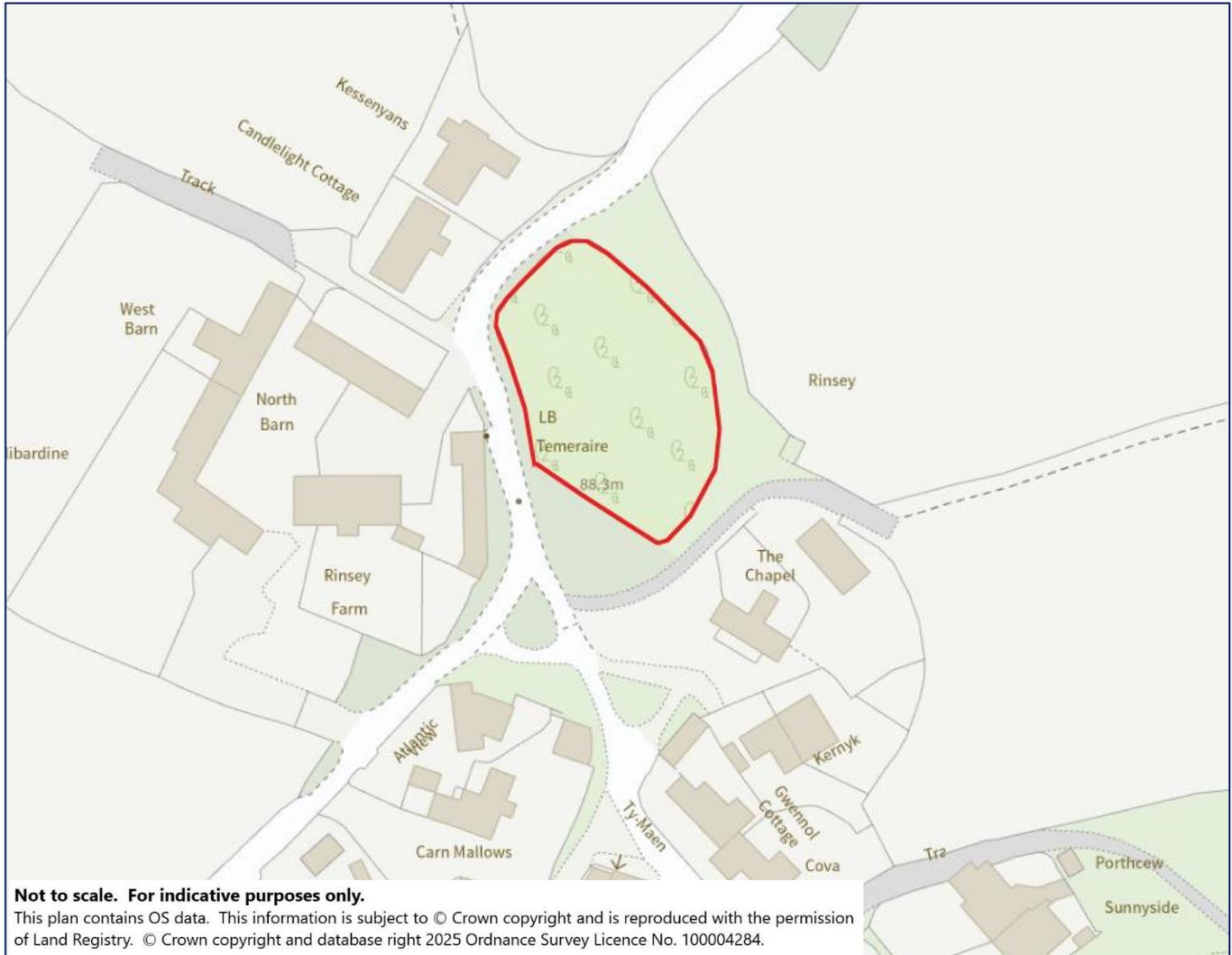
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Location

Rinsey is a small coastal hamlet between Helston and Penzance, 1 mile south of the village of Ashton and 3 miles east of the famed foodie harbour village of Porthleven. Porthleven provides facilities for everyday requirements, while the old market town of Helston, famous for the Furry dance in May, provides a more extensive range of retail and professional services along with leisure and educational facilities. Rinsey, is located a short distance from the South West Coast Path accessed at Rinsey head, enjoying extensive coastal views and providing a scenic walk east to Porthleven, and west to Praa Sands, Perranuthnoe and Mount's Bay.



Not to scale. For indicative purposes only.

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Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: From Helston, take the A394 towards Penzance. In the village of Ashton, turn left onto Rinsey Lane follow, bearing right signed Rinsey and the site will be found on your left when entering the hamlet.

what3words///indulges.roadmap.unscrew.

