



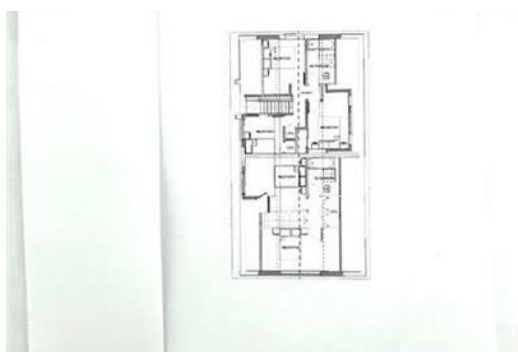
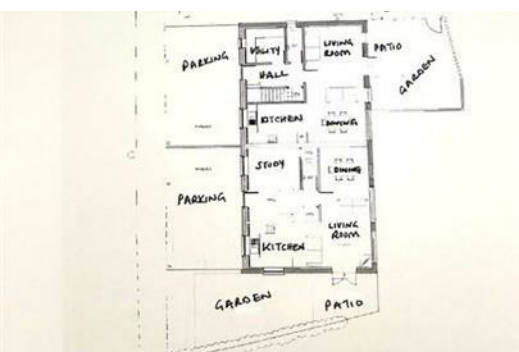
PROPOSED NORTH WEST ELEVATION

Nansmellyon Road, Mullion, TR12 7DH

Guide price £195,000

A fantastic development opportunity at Mullion Mini Market, currently consisting of a three bedroom flat on the first floor with planning permission to convert the whole property into two semi detached houses, one with three bedrooms and one with two bedrooms. The properties will have a garden and off street parking. Planning Number PA21/00893. Freehold. EPC E41 (for the three bed flat that is currently at the property).

Energy Efficiency Rating Band: Current: null Potential: null Environmental Impact (CO2) Rating Band: Current: null Potential: null



THE DEVELOPMENT

We can provide building regulation drawings. For more detailed information please refer to Cornwall Council Planning Portal PA21/00893.

ALL DIMENSIONS AND FLOOR PLANS ARE APPROXIMATE

LOCATION

Located in a convenient position in Mullion village and within easy reach of both primary and secondary schools and coastal walks. The village of Mullion caters for every day needs and facilities including various shops, primary and secondary schools, post office, restaurants,public houses, churches, and a superb eighteen hole golf course. Nearby are Poldhu beach and Mullion Cove and the picturesque Mullion Harbour is a stunning backdrop set amongst some of the finest cliff top walks the peninsula has to offer.

SERVICES

Mains water, mains electricity and mains drainage. The water is currently connected to the first floor flat. Our vendor informs us there are two water connections and two electricity supplies.

TENURE - FREEHOLD

Agents Note

The above property details should be considered as a general guide only for prospective purchasers, and do not form part of any offer, or contract and should not be relied upon as a statement or representations of fact. Olivers Estate Agents does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment. If double glazing has been stated in the details, the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property. It should not be assumed that the property has all the planning, building regulations etc and any buyer should seek the advice of their instructed solicitor. We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties. All measurements, floor plans, dimensions and acreages are approximate and therefore should not be relied upon for accuracy.

Anti Money Laundering Regulations - Buyers

Please note it is a legal requirement that we require verified ID and proof of funds from purchasers before instructing a sale, together with your instructed solicitors.

