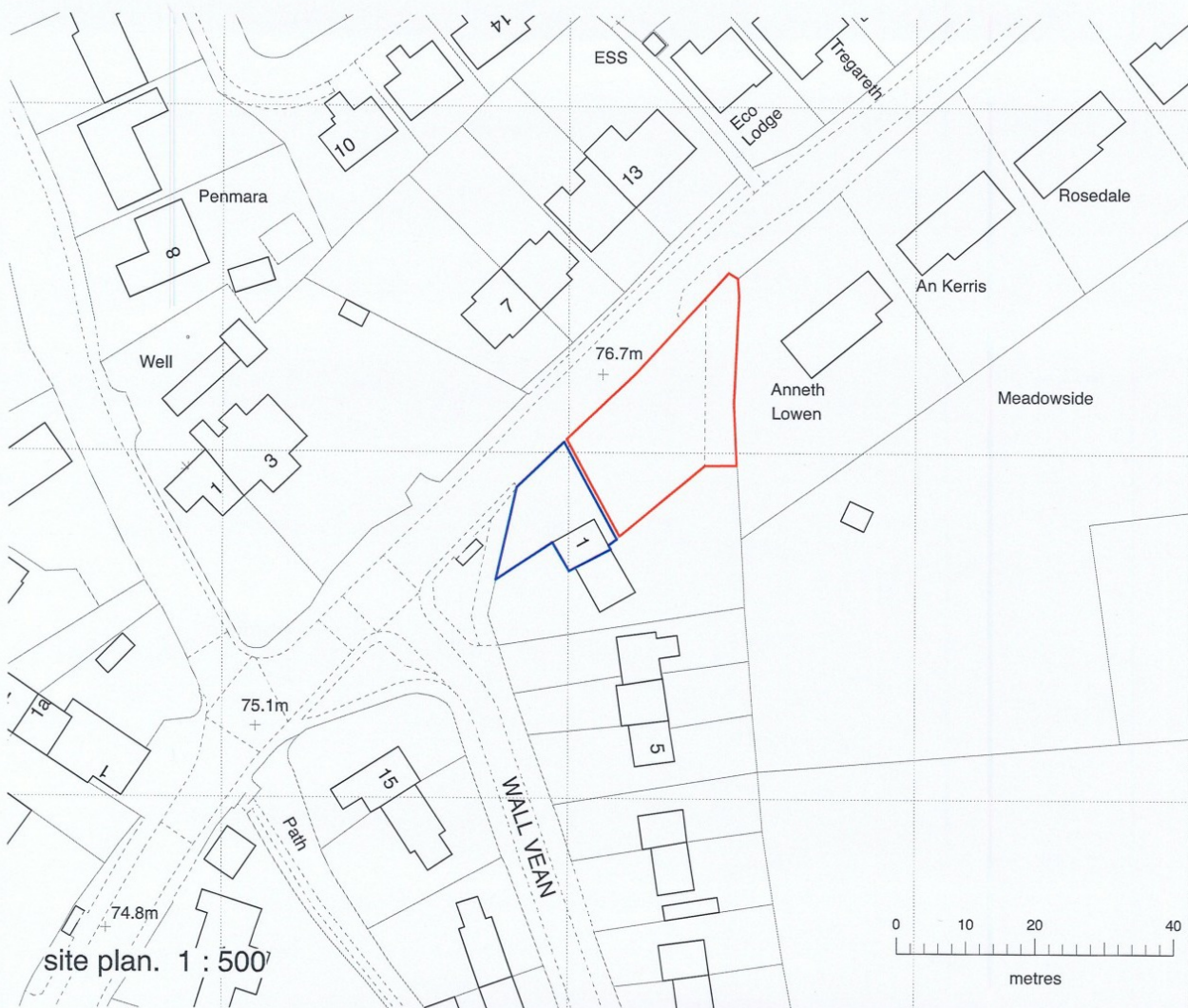
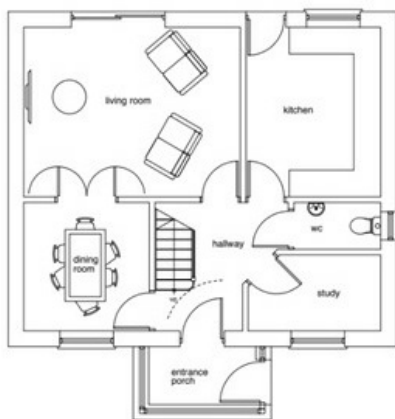


Materials
 Walls - Render with chipping finish
 Roof - Concrete tile
 Windows - Upvc double glazed
 Doors - Upvc double glazed
 Gutters - UPVC Black half round



notes

1. For use only for residential planning.
2. All dimensions are given in metres.
3. The client is responsible for the accuracy of the data.
4. The client is responsible for the accuracy of the data.
5. The client is responsible for the accuracy of the data.
6. The client is responsible for the accuracy of the data.
7. The client is responsible for the accuracy of the data.
8. The client is responsible for the accuracy of the data.
9. The client is responsible for the accuracy of the data.
10. The client is responsible for the accuracy of the data.

amendments checked

Tregear Architectural Services LTD
 31 TALVENETH,
 PENZANCE,
 CORNWALL,
 TR19 7JT.
 Tel: (01738) 785707,
 Mobile: 07795507575,
 Email: daniel@tregear.co.uk

client:
Mrs J. James.

project:
 proposed development in
 garden, 1 Wall Vean,
 Reawla, Hayle, Cornwall.

site plan.

scale: 1 : 500 @ A3
date: November 2021.
drawn: DAT. checked
checked: Mrs J. James.
2021 / 428 / JJ / 02.

SUNNY CORNER, 1 WALL VEAN, REAWLA, HAYLE, CORNWALL, TR27 5HD

GUIDE PRICE £180,000 FREEHOLD

*** PLANNING PERMISSION GRANTED FOR A FOUR BEDROOM DETACHED HOME PA21/11901 ***

*** SET IN THE QUIET VILLAGE OF WALL * OFF ROAD PARKING FOR TWO CARS ***

*** GARDEN * APPROXIMATELY 400 SQ METERS ***

This individual building plot with planning PA21/11901 has planning granted for a four bedroom detached residence with ground floor accommodation consisting of living room, separate dining room, kitchen and study with hallway and entrance porch. On the first floor is main bedroom with en suite, three further bedrooms and family bathroom. The completed property will have private parking and an enclosed garden. The plot is for sale with an asking price of £180,000, freehold. Located in the popular village of Reawla, within easy travelling distance of Hayle and the Three Miles of Golden Sands, shops and amenities, but also centrally located for Camborne, Helston and Penzance. There will be a CILS charge applicable of £12,391.51.

MARSHALL'S PARK LANE OFFICE: 0207 0791476

LOCAL AUTHORITY: Cornwall Council, St. Johns Hall, Alverton Street, Penzance, Cornwall, TR18 2QW TEL (0300 1234171)

ANTI MONEY LAUNDERING REGULATIONS: It is a legal requirement that we receive verified I.D. from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE: Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

For clarification we wish to inform the prospective purchaser(s) that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing this property.

Penzance
01736 360203

Mousehole
01736 731199

Carbis Bay
01736 795040

Camborne
01209 715672

Hayle
01736 756627

Lettings
01736 366778



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