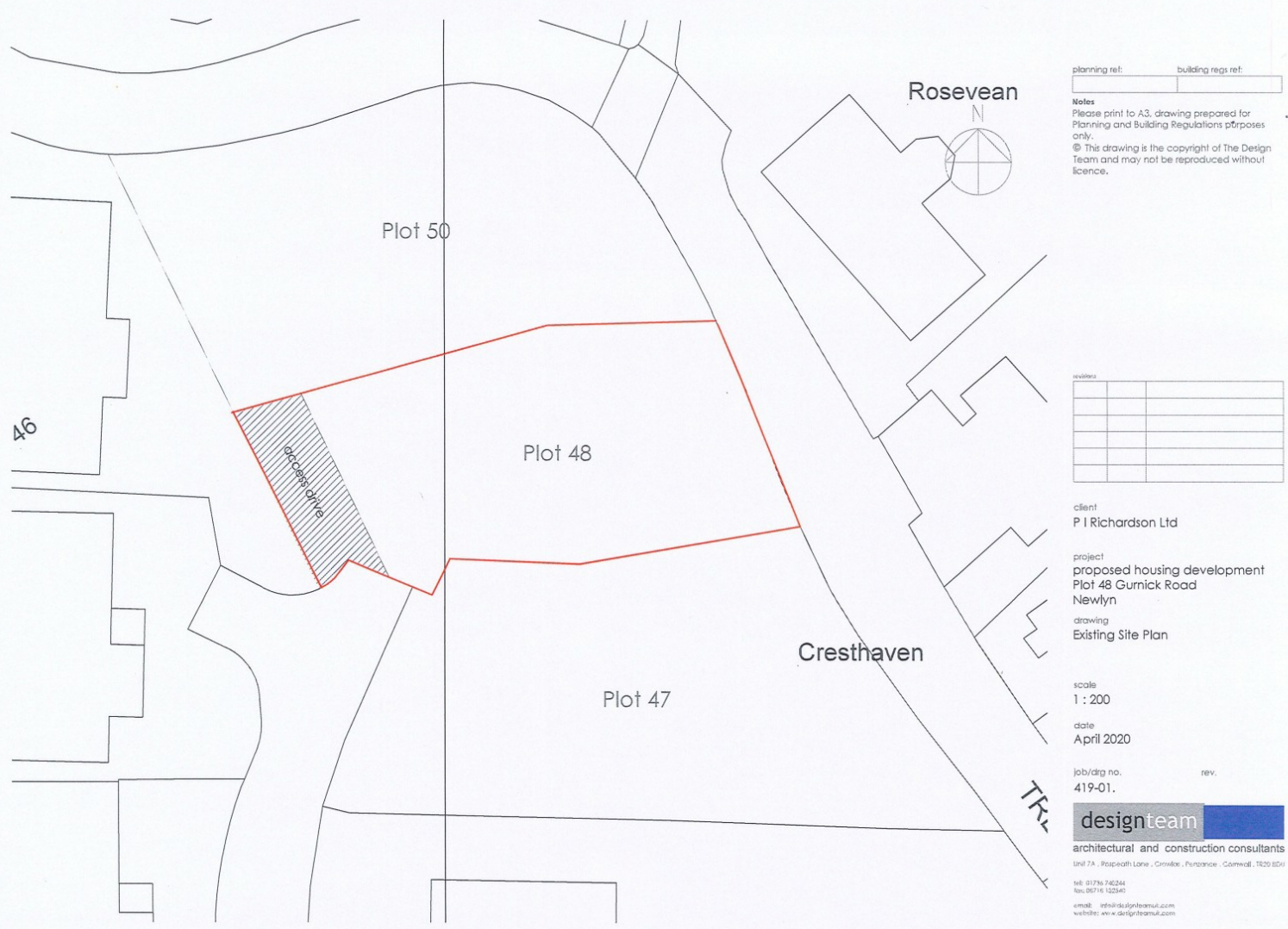


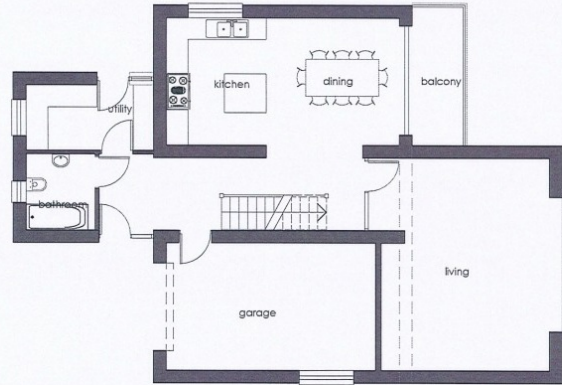


Building Plot, 48 Gurnick Road,
Newlyn, Penzance, Cornwall,
TR18 5DG



planning ref:	building regs ref:

Notes
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GROUND FLOOR PLAN (Entrance)

revision		
A	7.11.20	dwelling relocated and reduced in size
B	02.02.21	dwelling relocated and reduced in size

client
P I Richardson Ltd

project
Proposed Dwelling
Plot 48, Gurnick Road
Newlyn

drawing
Ground Floor Plan

scale
1 : 100

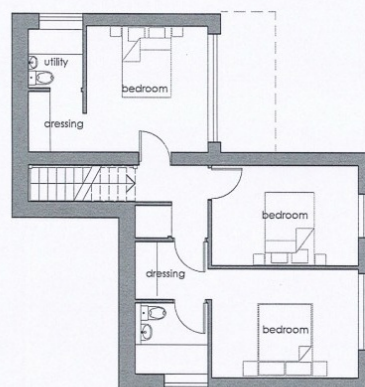
date
April 2020

job/dwg no. rev.
419-07 A

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architectural and construction consultants
Unit 7A, Prospect Lane, Cornsbe, Penzance, Cornwall, TR20 8DQ
tel: 01736 740244
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website: www.designteamul.com

planning ref:	building regs ref:

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LOWER GROUND FLOOR PLAN

revision		
A	7.11.20	dwelling relocated and reduced in size
B	05.02.21	dwelling relocated and reduced in size

client
P I Richardson Ltd

project
Proposed Dwelling
Plot 48, Gurnick Road
Newlyn

drawing
Lower Ground Floor Plan

scale
1 : 100

date
March 2021

job/dwg no. rev.
419-06 B

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website: www.designteamul.com

planning ref:	building regs ref:

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revision		
A	7.11.20	dwelling relocated and reduced in size
B	02.03.21	dwelling relocated and reduced in size

client
P I Richardson Ltd

project
Proposed Dwelling
Plot 48, Gurnick Road
Newlyn
drawing
North and South Elevations

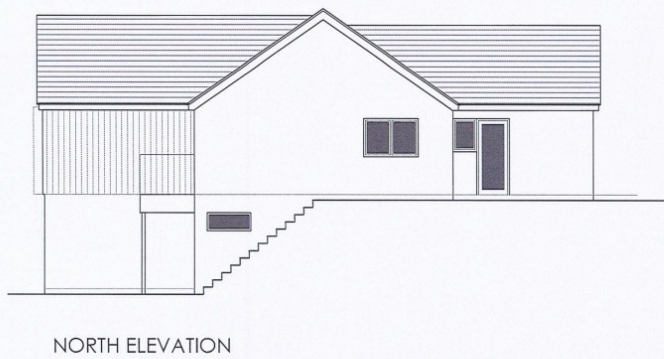
scale
1 : 100

date
April 2020

job/dwg no.
419-09

rev.
B

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planning ref:	building regs ref:

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revision		
A	7.11.20	dwelling relocated and reduced in size
B	02.03.21	dwelling relocated and reduced in size

client
P I Richardson Ltd

project
Proposed Dwelling
Plot 48, Gurnick Road
Newlyn
drawing
East and West Elevations

scale
1 : 100

date
April 2020

job/dwg no.
419-10

rev.
B

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DWELLING APPROVED
PA18/06395

Imported natural slate dark grey

grey upvc fascia's, soffits and barge boards

grey upvc windows and doors

natural untreated Red Cedar cladding



DWELLING APPROVED
PA20/02509

BUILDING PLOT, 48 GURNICK ROAD, NEWLYN, PENZANCE, CORNWALL, TR18 5DG

GUIDE PRICE £175,000 FREEHOLD

A rare opportunity to acquire a building plot with direct sea views over Mounts Bay to St Michael's Mount and beyond, located in a most sought after area in Newlyn. The plot has access to nearby services along with not being subject to a CIL. The planning REF number is PA20/05389 and the planning is now in perpetuity as a start has been made and recorded.

The accommodation will comprise of:

ENTRANCE HALL

LIVING ROOM: With direct sea views over Mount's Bay.

KITCHEN/DINER: With direct sea views over Mount's Bay leading onto a balcony.

UTILITY ROOM

BATHROOM

Stairs lead down to:

INNER HALLWAY

THREE BEDROOMS: All with sea views, en suite and dressing facilities.

OUTSIDE: Gardens to both front and rear along with integral garage.

SERVICES: Close by of mains water, electricity, gas and drainage.

DIRECTIONS: Via "What3Words" app: ///twinge.causes.shepherds

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.

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