



Sea View Sea View Terrace

Cornhill, St Blazey, PL24 2NN

Guide Price £625,000



Sea View Sea View Terrace

Cornhill, St Blazey, PL24 2NN

Guide Price £625,000



The Property

This stunning four bedroom home will commence shortly but will be available to purchase and own from an off plan sale. Why not have a house built for you!

Sea View is located in a quiet, semi-rural location, towards the end of a tree lined lane. Tucked away in the corner but with the advantage of an elevated plot, you will enjoy views that stretch out over St Blazey to Kilhallon and Par Bay.

The property when built will be an eco-friendly home with ground source heat pump, Solar and private water treatment.

Within a short walk of the plot you will find shops, post office, public house and bus services. Slightly further on you will find a mainline train station and choice of beaches, costal walks and woodland walks.

PA21/02381

Directions

Sat Nav: PL24 2NN

What3words: ///enthused.hunter.exactly

Property Information

Age of Construction: Not Constructed

Construction Type: Block and Timber

Heating: Ground Source Heat Pump and Solar

Electrical Supply: Mains

Water Supply: Mains

Sewage: Treatment Plant

Council Tax: Not assigned as yet

EPC: Awaiting

Tenure: Freehold

Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

DATA PROTECTION ACT 2018

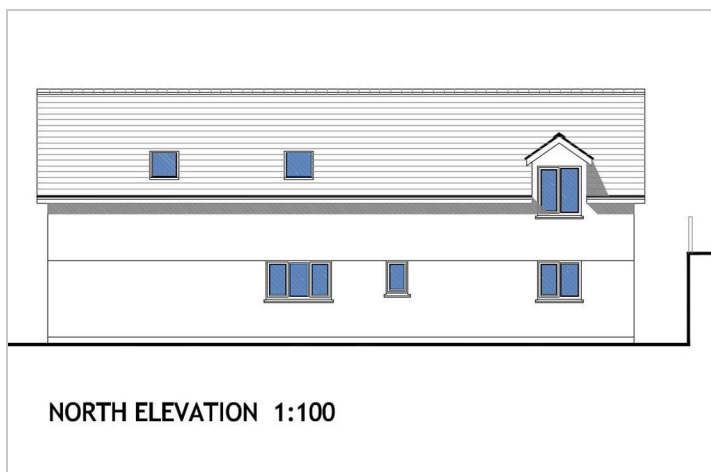
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing

Tel: 01872 571454

services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



SOUTH ELEVATION 1:100



NORTH ELEVATION 1:100



ELEVATION 1:100

WEST ELEVATION 1:100

A map snippet from Google Maps showing a location marked with an orange pin. The pin is located on a road labeled 'Sea View Terrace'. To the right of the pin is a major road labeled 'A390'. Below the pin, another road is labeled 'Cornhill Rd'. The Google logo is visible in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

GROUND FLOOR PLAN

The layout of the ground floor is dependent on below the guidelines in approved document G, Chapter 3.

Note: Timber frame structure to be designed and calculated by specialist supplier and calculations and details submitted for building control approval prior to construction. Timber frame supplier to advise of any additional structural support requirements.

STRUCTURAL ENGINEER TO ADVISE ON EXPANSION JOINT REQUIREMENTS

ELECTRICAL LAYOUT TO SUIT CLIENT REQUIREMENTS

Note: Kitchen layout to meet client requirements. Adjust waste outlet for sink and dishwasher as required.

Note: Bathrooms & ensuite layouts to meet client requirements. Adjust waste outlets as required. Control wastes take 100mm exp. Run wastes with floor void.

Note: First floor areas over garage to have 150mm Calcium Gypsum insulation board between joists spanning a max 90. All to achieve a minimum U-value of 0.18 W/m²K. 12 zone external ceiling to achieve a minimum 30 minutes R.C. fire resistance having minimum mass per unit area of 10kg/m².

Note: Room condition and quantity of air.

Note: Support beams and their support to engineers design/details. Beams to have min 30 mins fire protection. See lower walls floor void.

Note: Solid flat closed appliance to offset specification. OR appliance as a non-combustible hearth that projects at least 150mm to the rear and side of the appliance and 225mm to the front, in all cases at least 840x600mm. Wall behind appliance to be faced with brickwork leaf.

Note: Front position of appliance to be agreed and determined as site.

Note: Provide water outlet for fire fourth and first/floorwater made from a robust material. Consult.

FIRST FLOOR PLAN

Note: Where lofts roof meets external wall provide cavity gap and install a lead notice and cover fixings with bullseye over.

POUL DRAIN ROUTES TO BE COMPLETED ON SITE AND TO THE APPROVE OF BUILDING CONTROL.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it is issued without written permission.

Please contact our Camel Homes Office
on 01872 571454 if you wish to arrange a viewing appointment for
this property or require further information.

an offer or contract. Intending purchasers should not rely on y. No person in this firm's employment has the authority to