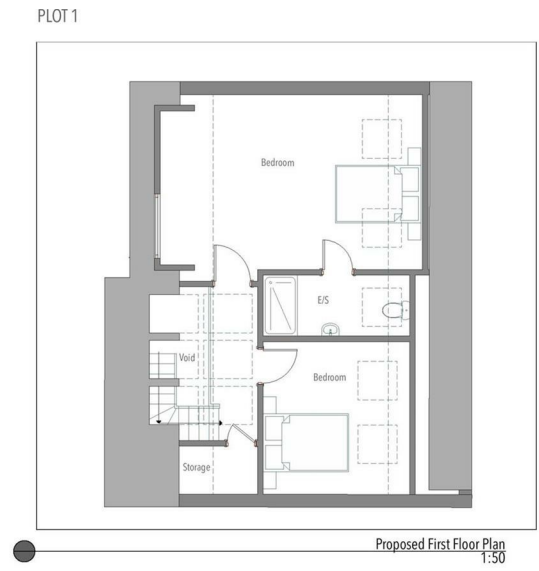


# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a site with consent for the demolition of the existing three bedroom detached bungalow to create two new building plots.



Situated in Pengersick Lane on the outskirts of Praa Sands is this development opportunity for demolition of the existing three bedroom detached bungalow with double garage to create two new building plots. The site, which we are advised has mains water, electricity and private drainage has planning permission granted for two detached properties, details as follows.

#### PLOT 1

A detached, three bedroom dormer bungalow with en suite master bedroom and open plan lounge/kitchen/diner.

#### PLOT 2

A detached three bedroom dormer bungalow with two en suite bedrooms and an open plan lounge/kitchen/diner. We are advised that this plot is only to be used as a principle residence and not a second home or holiday let.

#### OUTSIDE

Both properties will have garden areas and parking.

#### AGENTS NOTE ONE

We are advised that plot 2 will need to be a permanent residence and not a holiday let or second home.

#### AGENTS NOTE TWO

We are advised that the driveway to these plots are shared with a property situated beneath, Pendragon.

#### AGENTS NOTE THREE

Full details of the planning permission can be found on Cornwall Council planning portal using the planning reference number PA22/06258

#### SERVICES

Mains water, electricity and private drainage.

#### VIEWING

To view this property or any other property we are offering for sale, simply call the number on the reverse of these details.

#### DIRECTIONS

From Helston town centre take the main road towards to Penzance proceeding through the villages of Breage and Ashton. At the Germoe crossroads turn left towards Praa Sands. Follow this road for a short distance and take the first turning on your left hand side into Pengersick Estate. The property will be found after a short distance on your left hand side.

#### ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

We are required by law to ask all purchasers for verified ID prior to instructing a sale.

#### PROOF OF FUNDS - PURCHASERS

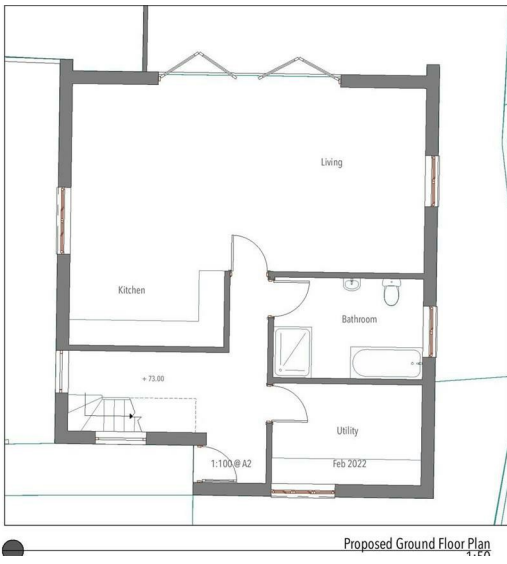
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### DATE DETAILS PREPARED

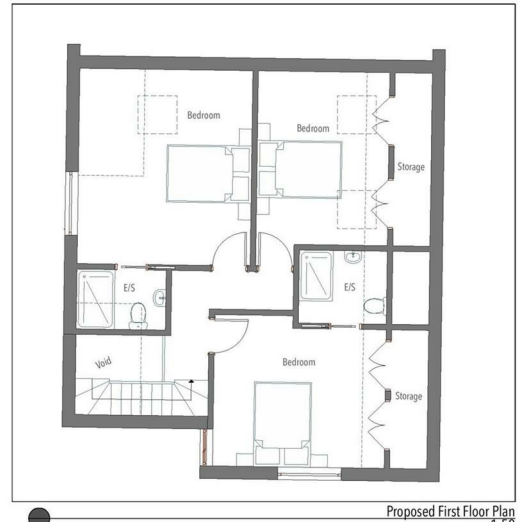
28th June 2023

**SPRINGDALE PENGERSICK LANE, PRAA  
SANDS, CORNWALL, TR20 9RB  
PRICE GUIDE £265,000**

**IMPORTANT AGENTS NOTES:** Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.



FLOOR 2



OFFICES AT

**Helston** 5 Wendron Street, Helston TR13 8PT  
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**Porthleven** Fore Street, Porthleven TR13 9HJ  
E: [porthleven@christophers.uk.com](mailto:porthleven@christophers.uk.com) - T: 01326 573737

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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