

CHRISTOPHERS

ESTATE AGENTS



A very rare opportunity to purchase an unfinished project in the rural hamlet of Cury.



A large proportion of the works have been undertaken on this property.

Planning permission is in place for, on the ground floor, a study, kitchen/diner and living space with utility room and shower room. To the first floor there will be three bedrooms with an en-suite and family bathroom. The permission includes an annexe on the first floor with an open plan living space and bedroom with en-suite. From the annexe living area there is a far reaching rural view with Mounts Bay and the sea in the distance.

To the outside there will be parking and a garden to the front and rear with pedestrian access down both sides and there is a double garage/workshop which has had a crocodile roller door installed.

Cury is situated on The Lizard Peninsula, a designated area of outstanding natural beauty. The property is located some one and a half miles from Poldhu Beach and Mullion Golf Course. St Corantyn's Church is a short stroll away from the property. The larger village of Mullion, which offers a selection of local shops, a secondary school and doctors' surgery is approximately three miles away. The nearest main town of Helston is approximately five miles away and has a selection of national supermarkets, shops and other services together with a secondary school and Sixth Form College.

AGENTS NOTE ONE

We are advised that services have been run to the property including electricity and water. There is a modern private drainage system installed.

AGENTS NOTE TWO

If funding is required prospective purchasers may need to require specialist finance. Prospective purchasers must also satisfy themselves on insuring the property as it is a development project that has not been completed.

AGENTS NOTE THREE

Further details can be found on planning.cornwall.gov.uk and entering planning application number: PA18/05313

DIRECTIONS

From Helston, take the road to The Lizard. At the end of the Culdrose airfield proceed straight across the roundabout signposted The Lizard. Take the first turning right signposted Mullion Cove and Mullion Golf Course. Follow the road for a few miles going down the hill at Nantithet and over the ford and up the hill the other side into the village of Cury. Go past the village hall on the right and take the sharp right hand bend. Proceed along this road where you will see the property on your left hand side and it is identifiable by our For Sale board.

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

12th January 2024

CHEZ L'OUEST CURY, TR12 7BS

PRICE GUIDE £350,000

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.



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

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

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