

# CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a development site in the heart of the sought after Cornish fishing village of Porthleven.



Situated in the heart of this thriving Cornish fishing village is this development opportunity to create two dwellings. We are advised that planning permission has been granted to allow the demolition of a former accountancy office and to build a pair of semi detached properties providing a one bedroom and two bedroom residence.

The building currently on the site is in need of extensive renovation and modernisation.

In brief, the property comprises an entrance area, two office rooms and four further rooms on the ground floor, one of which having a w.c. and in poor condition. On the first floor is a further room which we have not inspected due to the uncertainty of the stability of the stairs and floor.

Full details of the planning permissions can be found on the Cornwall Council planning portal using the reference number PA24/02544.

#### PROPOSED DWELLING ONE

In brief, the dwelling will comprise a downstairs open plan lounge/kitchen/diner and completing the ground floor a w.c.. On the first floor will be one bedroom and a bathroom. To the outside will be a garden area and a parking space.

#### PROPOSED DWELLING TWO

In brief, the second proposed dwelling will comprises of a hall, lounge, kitchen/diner and completing the ground floor a w.c. and utility room. On the first floor will be two bedrooms and a bathroom. To the outside there will be a garden and a parking area.

#### DIRECTIONS

From our Porthleven office proceed down towards the harbour and along the harbour head passing the Kota Kai restaurant on your right hand side. Follow the road around to the right with the shipyard and then the playing fields on your right hand side and the property will be found on your left hand side.

#### SERVICES

Mains electricity, water and drainage.

#### AGENTS NOTE ONE

Due to the condition of the existing property, no internal viewings will be conducted.

#### AGENTS NOTE TWO

CIL Liability

This notifies you that you will be liable to pay £20,248.11 of Community Infrastructure Levy to Cornwall Council as CIL collecting authority on commencement of development of planning permission PA24/02544. This charge is levied under Cornwall Councils CIL Charging Schedule, and S211 of the Planning Act 2008.

#### CONSERVATION AREA

We understand this property is located in a conservation area. For details of conservation areas visit Cornwall Mapping and use the Council's interactive map.

#### 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

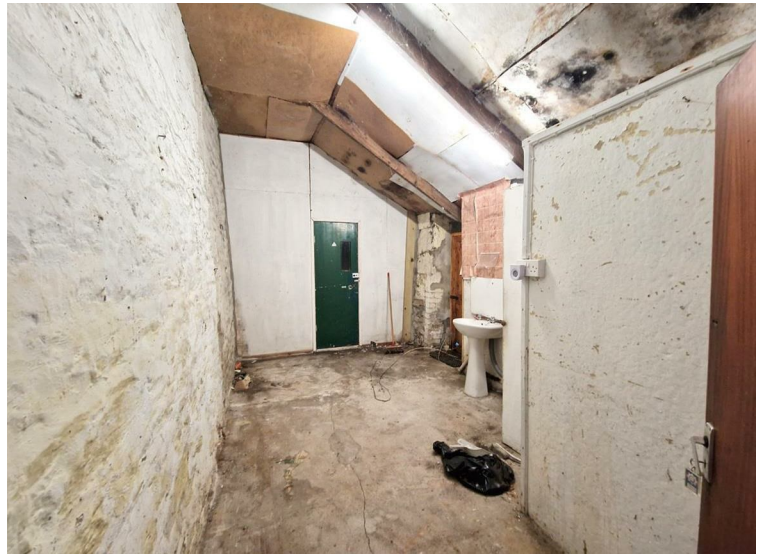
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### DATE DETAILS PREPARED

3rd September, 2024.

**NORTH END METHLEIGH BOTTOMS,  
PORTHLEVEN, TR13 9JP  
PRICE GUIDE £225,000**

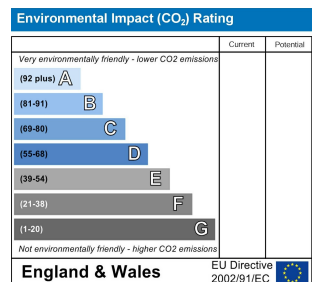
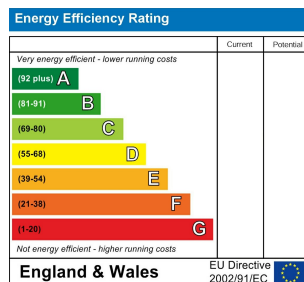
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**OFFICES AT**

**Helston** 5 Wendron Street, Helston TR13 8PT  
 E: [property@christophers.uk.com](mailto:property@christophers.uk.com) - T: 01326 565566

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



Web: [www.christophers.uk.com](http://www.christophers.uk.com)  
 Email: [property@christophers.uk.com](mailto:property@christophers.uk.com)