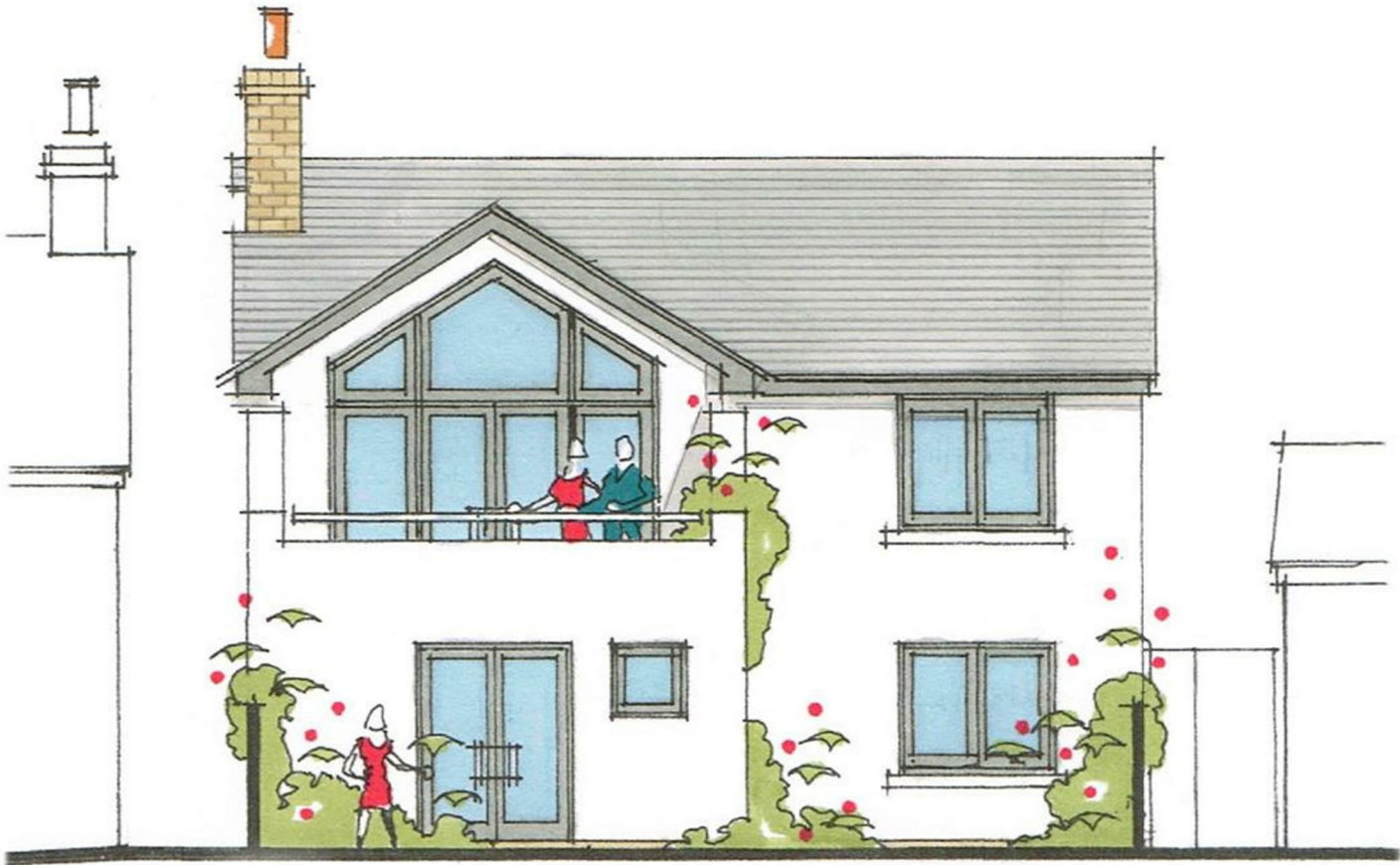


CHRISTOPHERS

ESTATE AGENTS



Proposed West (Rear) Elevation

SCALE 1:500

An opportunity to purchase a building plot with planning permission for a three/four bedroom reverse level property in this area of outstanding natural beauty.



The property has been designed with the living space on the first floor with a balcony to make the most of the far reaching rural aspect.

There is electricity to the site with foundation works quite advanced. Purchasers will need to instal a private drainage system.

More information can be found by visiting Cornwall planning at -

<https://www.cornwall.gov.uk/planning-and-building-control/planning-applications/online-planning-register/>

Application number - PA22/04806

The village of St Martin is half a mile away with its village pub, whilst primary schooling is in the neighbouring village of Manaccan with comprehensive schooling being available in the coastal village of Mullion. The bustling market town of Helston is approximately nine miles away and has a comprehensive range of facilities with national stores, health centres and leisure centre with indoor swimming pool. A further ten miles from Helston there is the mainline railway station of Redruth with regular services to London Paddington. Newquay Airport is some forty miles away with regular flights to London Gatwick and other European destinations. A university campus is available in the port of Falmouth and Truro is some twenty five miles away which is Cornwall's capital and has extensive amenities.

DIRECTIONS

What3Words: trucks.diverting.landing

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

20th September 2024

AGENTS NOTE

We have been informed by the vendor that the Cornwall Infrastructure Levy has been paid.

GWEL TEG, PLOT NEWTOWN, ST MARTIN, CORNWALL, TR12 6DW PRICE GUIDE £160,000

OFFICES AT

Helston 5 Wendron Street, Helston TR13 8PT

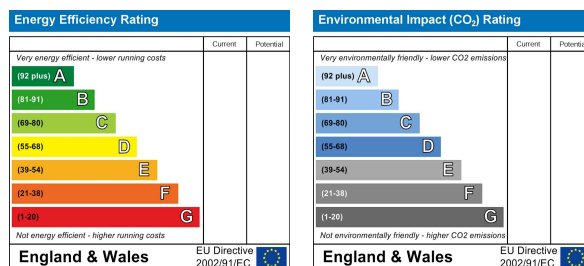
Porthleven Fore Street, Porthleven TR13 9HJ

E: property@christophers.uk.com

T: 01326 565566

E: porthleven@christophers.uk.com

T: 01326 573737



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