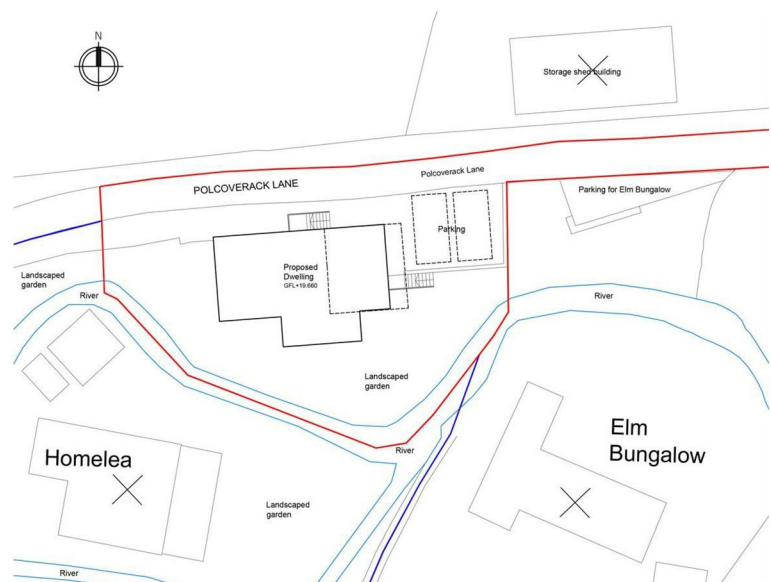
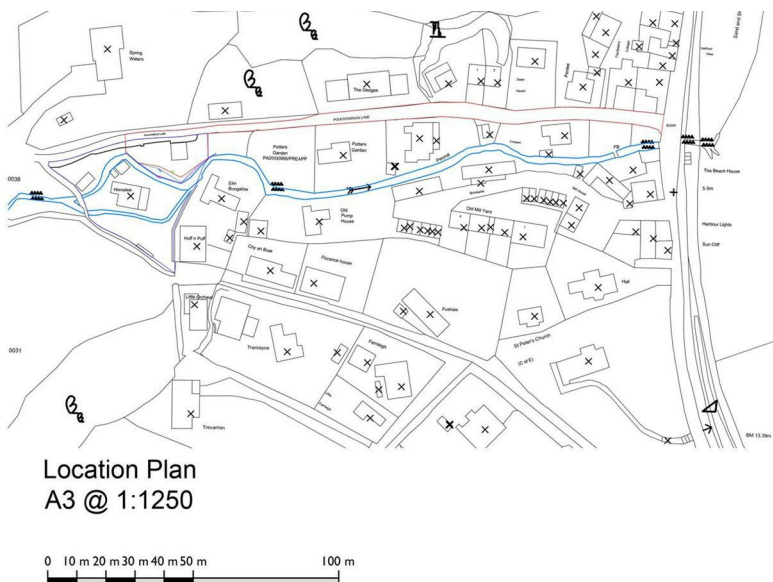


CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a building plot in a fantastic coastal location in the highly regarded village of Coverack.



This unserviced plot has planning permission for a self build, two bedroom reverse level property designed to make the most of the sea view. Further details can be found at Cornwall Planning: Reference PA23/01703

Coverack itself is a quintessential Cornish fishing village being situated on the Lizard Peninsula, which has been designated as an area of outstanding natural beauty. The cove itself has a lovely sandy beach which is a popular centre for water sports that include windsurfing, stand-up paddle boarding, sailing and diving. There is an attractive harbour from which a small fleet of traditional fishing boats operate and land their daily catch. There is a public house, restaurants, a shop selling local produce and a primary school. St Keverne village is a short drive away and has a number of shops, including a butcher's and doctors' surgery whilst comprehensive schooling can be found in the nearby village of Mullion. The bustling market town of Helston, which has more extensive amenities including national stores and supermarkets, is some eight miles distant.

AGENTS NOTE

There is a formal agreement with the local water authority water to divert the shallow depth (150mm diameter) sewer around the new plot at a minimum 0.5m from the concrete footings. More details and drawings available upon request.

DIRECTIONS

Proceed down the hill into the village of Coverack, bearing right along the seafront and Polcoverack Lane will be found on the right hand side. Proceed up the hill and the plot will be found on the left hand side, identifiable by our For Sale board.

What 3 words: hang.mainframe.suppers

VIEWING

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

ANTI-MONEY LAUNDERING

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

PROOF OF FINANCE - 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

7th January, 2025.

CORNWALL INFRASTRUCTURE LEVY

Should the property be sold on purchasers will be required to pay the Cornwall Infrastructure Levy currently at £14,616.98 at the start of building works. If it becomes the buyers principle residence they may be exempt but must satisfy themselves with Cornwall Councils planning department.

BUILDING PLOT POLCOVERACK LANE,
COVERACK, TR12 6TD
PRICE GUIDE £135,000

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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