

CHRISTOPHERS

ESTATE AGENTS



FOR IDENTIFICATION ONLY



An opportunity to purchase an unserviced building plot with planning permission for a fantastic four bedroom, detached executive residence in a lovely tucked away position in the highly regarded coastal village of Praa Sands.

Situated a short stroll from the sandy beach at Praa Sands and local amenities this fantastic development opportunity is being sold with the benefit of the Cornwall infrastructure levy already paid along with building control paperwork.

Further details can be found at the Cornwall Planning Portal at <https://planning.cornwall.gov.uk/online-applications/> and adding reference PA22/01396

Praa Sands is situated approximately midway between the towns of Helston and Penzance. It is famous for its long sandy beach which is a favourite of both tourists and locals alike. The amenities in the village include a public house with restaurant, beach side cafe and a shop to cater for everyday needs. The nearby market towns of Helston and Penzance provide more comprehensive amenities including national stores, restaurants and leisure centres with indoor swimming pools. Penzance also benefits from mainline rail links to London Paddington and beyond from its train station.

AGENTS NOTE ONE

We are advised that the Council infrastructure levy has been already been paid by our owner.

AGENTS NOTE TWO

Please note that there is a restrictive covenant on the built property that it is "not to be used or permitted to be used for any trade or business other than a single private dwelling and not to erect or permit to be erected on the property more than one dwelling."

AGENTS NOTE THREE

We are advised that there is an easement in place to connect water towards the top of the lane. Both electricity and telephone are adjacent.

AGENTS NOTE FOUR

We are advised that building regulation paperwork will also be sold with the plot.

ANTI-MONEY LAUNDERING

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

PROOF OF FINANCE - PURCHASERS

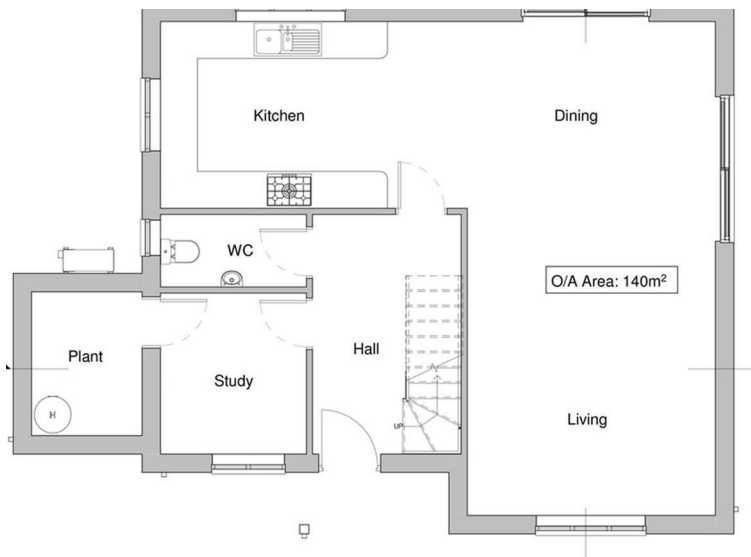
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED

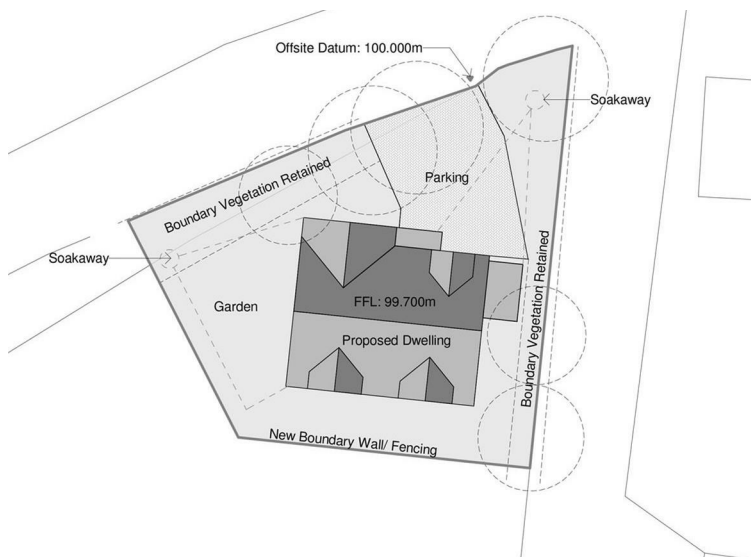
24th March, 2025.

PLOT ADJACENT, TREGARTH PENGERSICK
CROFT, PRAA SANDS, TR20 9SW
PRICE GUIDE £195,000

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.



First Floor Plan



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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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