

CHRISTOPHERS

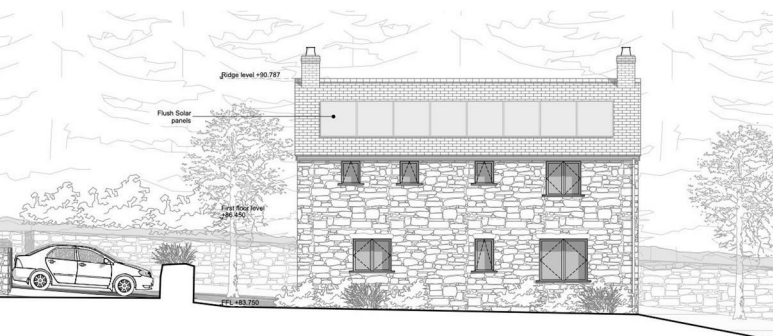
ESTATE AGENTS



PROPOSED NORTH WEST STREET ELEVATION

1:200

An opportunity to purchase a self build plot in a delightful rural setting in the Cornish hamlet of Crowtown.



PROPOSED EAST ELEVATION

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PROPOSED WEST ELEVATION

1:100

We are advised that planning permission has been granted for the construction of a self build property in a delightful rural setting. The plot itself, which is located to the north of 1 and 2 Carns View, is being sold as an unserved plot and currently has a greenhouse on the side.

The outline plans are for a detached, two storey dwelling providing three bedrooms, the master of which has an en-suite shower room and the square meterage of the property, we are told, will total 101.85 metres squared.

Parking is to be provided for two vehicles and in brief the accommodation comprises a hall, living room, w.c., kitchen/diner and completing the ground floor, a plant room. On the first floor is a landing, bathroom and three bedrooms, the master of which having an en-suite.

AGENTS NOTE ONE

Prospective purchasers should be aware that there is a cill payment to make on the development of £12,523.07, however we are advised that the Cill payment does not need to be paid, if the plot is bought, built and lived in as a self-build as it would become exempt. Further details can be found by searching Cornwall Infrastructure Levy.

AGENTS NOTE TWO

We are advised that the plot is un-serviced.

AGENTS NOTE THREE

The boundaries are to be changed with the land registry and access will be provided over a driveway owned by a neighbouring property.

DIRECTIONS

From Helston take the A394 Penzance road. At the top of the hill you will come to the Chris Nicholls' garage at the Sithney Common junction, turn right on to the B3302, which is signposted Hayle and St. Ives. Follow this road for approximately one and a half miles and turn right on to the B3303, which is sign posted Camborne. Follow this road passing the school on your left, proceed along this road through Crowntown and descend the hill. Go past the turning for the Trevarno estate on your right hand side. After a very short distance take the next right hand turn (signposted as a no through road) and the cottage will be found immediately on your right hand side.

VIEWING

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

COUNCIL TAX

Council Tax Band - Exempt

MOBILE AND BROADBAND

To check the broadband coverage for this property please visit -

<https://www.openreach.com/fibre-broadband>

To check the mobile phone coverage please visit -

<https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING

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

PROOF OF FINANCE - PURCHASERS

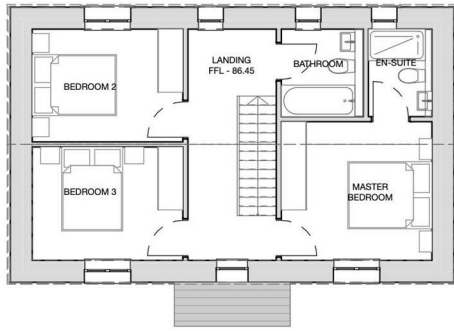
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.

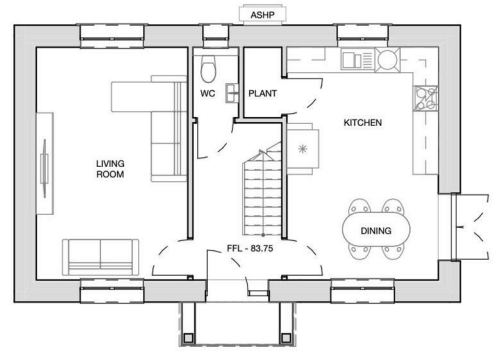
15th April 2025

PLOT AT, CARN VIEW CROWNTOWN, TR13
0AA
£150,000

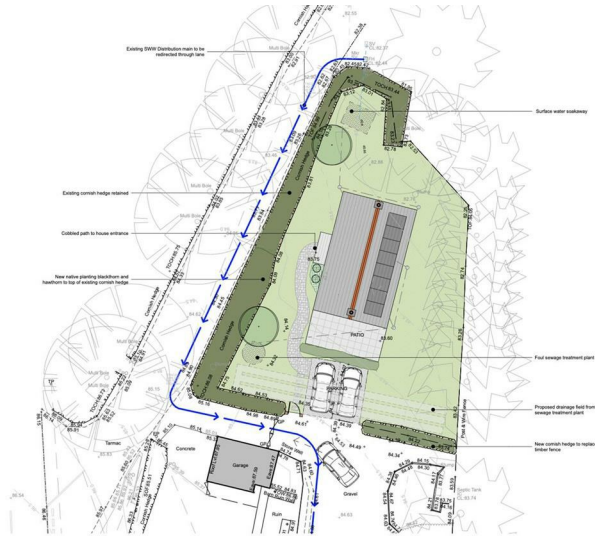
IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves 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.



PROPOSED FIRST FLOOR PLAN
1:100



PROPOSED GROUND FLOOR PLAN
1:100



OFFICES AT

Helston 5 Wendron Street, Helston TR13 8PT

E: property@christophers.uk.com - T: 01326 565566

Porthleven Fore Street, Porthleven TR13 9HJ

E: porthleven@christophers.uk.com - T: 01326 573737

| 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 | |

Web: www.christophers.uk.com

Email: property@christophers.uk.com