

31 Reawla Lane, Reawla, TR27 5HQ £600,000 Freehold



# 31 Reawla Lane

- PLANNING PERMISSION FOR UP TO FIVE PROPERTIES
- EXCELLENT DEVELOPMENT OPPORTUNITY PLUS THREE
  BEDROOM BUNGALOW
- LOVELY RURAL VILLAGE
- FREEHOLD
- EPC D-57
- COUNCIL TAX D

An opportunity to purchase a three bedroom detached bungalow, along with planning permission, in principle, for construction of up to five dwellings.

The current property benefits from mains gas central heating and double glazing and the rear garden backs onto open countryside.

Reawla is situated in a lovely rural setting, a small village centrally located with easy access to Penzance, Helston, Hayle, Carbis Bay and Camborne, with its main line railway station, along with its extensive amenities. Gwithian Towans is approximately four miles away with its glorious three miles of sandy beach and the A30 and Truro are relatively accessible.

THE ACCOMMODATION COMPRISES (DIMENSIONS APPROX)





#### Grass suitable for regular maintenance and foot traffic.

2. Existing Mixed Wild Scrub

#### Areas of existing mixed wild scrub to be retained. 3. New Mixed Wild Scrub

New notive species planting proposed to support birds, roartabratas and other local witable.

Caluna vulgaris Heather Cytics scoparks Broom Bibar chervo Bell Heather Contelego Macel Cratalego, managena Hawthom Ber aquitatio Haly Sombucos niaro Eder

#### 4. New Flowering Lown

Seed mix appropriate for use in hequenity mown areas adjacent to paths and buildings: Emangate Roweing Lown BJT

Withlowen (20%) Gatum xerum - Lody's Beditraw Leontodon http:/dus - Rough Hawkbit Leucanthemum vulgare - Oxeye Daley Letus comiculatur - Britsfoot Thefol Loss conscisos - Bratilion renor Primula verta - Cowstp Prunelta virgora - Settreal Ronunculus acris - Medidaw Buttencup Trifolum protense - Wild Red Clover

Grosses (80%) Agrostik capitaris - Common Bert Cynosina cristatus - Crested Dogital Festucia rubro - Slender-creeping Red-fescue Philom bertaioni - Smaller Cafunal

S.Comish Redging Any repair work to the existing hedgebark to be conducted by Guids of Comish Redges, orequivalently qualified stonemosor, Ernancement to the existing hedgebank should contain the appropriate species for the local area.

6. Permediale blick Paving Permediale blick poving ollows wolfer to filter through gots behvelen blicks, veducing nuroff, improving dramage, and enhancing glowide-lafer rischarge while providing a durable, attractive surface

7. Vasiel Screen Panting Visual screen planting use trees and invuts to create phace, reduce noise, and enhance periods by blocking unwasted views

B fermedale hale paving fermedale paving sizas enoble water inflitation through their parauli structive, reducing nanoff, improving disinage, and supporting surfanable urban landscoping.



Proposed trees to be planted (Unios process, Prunus spinose, Sortus aucupania, Prunus auton, Matus



Existing mixed Wild Scrub



Existing Hedging

#### Plot 1

Dwelling Footprint = 54.15eF Amenity Gantan Area = 10.25eF Plot Curtailage = 155.25eF Plot 2

Dwelling Fourprint = 54.15eF Amerity Garden Area = 86.80eF Piot Curtallage = 191.20eF Plot 3

Dweiling Fourprint = 54.15ef Amenity Garden Area = 81.30ef Plot Certailage = 185.21eF

Plut 4

Dwelling Footprint = 54, 15nF Amenity Garden Area = 100, 45nF Ptet Curtakage = 225, 20nF



Retwo:



#### COVERED ENTRANCE PORCH

With a door to the hallway and a staircase rising to the first floor and doors to the lounge.

### HALLWAY

With a staircase rising to the first floor, number of storage cupboards and door to the lounge.

# LOUNGE 12'7" x 8'11" (3.84 x 2.72)

With a woodburner set on a slate hearth and a sliding door with glazed side panel to the conservatory.

# CONSERVATORY 13'1" x 8'8" (4.0 x 2.644)

A dual aspect room with views onto the garden and a glazed door backs out onto a patio area. Tiling to the floor.

# BEDROOM ONE 14'11" x 9'2" (4.57 x 2.81)

With a window to the front aspect overlooking the garden.

# BEDROOM TWO 7'8" x 10'7" (2.36 x 3.24) With a window to the front aspect.

# KITCHEN 10'6" x 8'10" (3.21 x 2.71)

A white fitted kitchen with stone effect worktops, incorporating a gas hob and stainless steel sink drainer. There are a mixture of base and drawer units under and wall units under, a space for a washing machine, built-in cooker and the room houses the gas boiler.

# BATHROOM Being nicely appointed

# DINING ROOM 14'11" x 8'11" (4.55 x 2.73)

With a window to the front aspect overlooking the garden.

# STAIRS

Rise from the hallway to a loft room.

LOFT ROOM 32'2" x 10'9" (limited room at the eaves) (9.81 x 3.30 (limited room at the eaves)) A fabulous airy space with four sky lights enjoying far reaching rural views over open countryside. A further window in the gable.

# OUTSIDE

To the front of the property there is a driveway with parking and a lovely garden with beds interspersed with lawn areas and planted with mature trees, shrubs and plants. There are outside points for electric and water.

## SERVICES

Mains Water, Electricity, Mains Gas and Drainage

### 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 D









6 PL - First Floor Plan Plot 1 & 2 1:50

5 PL - Ground Floor Plan Plot 1 & 2





## 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/

## AGENTS NOTE

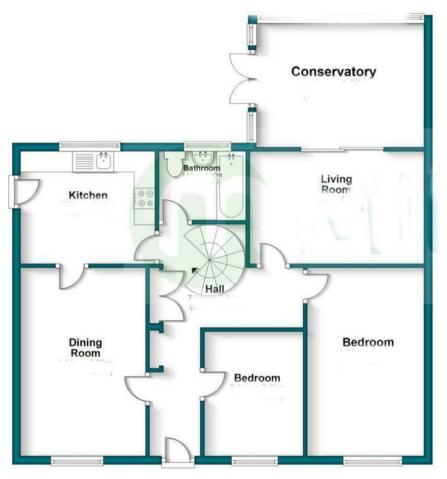
Further details of the planning can be accessed on Cornwall Planning online and searching for application PA25/01632.

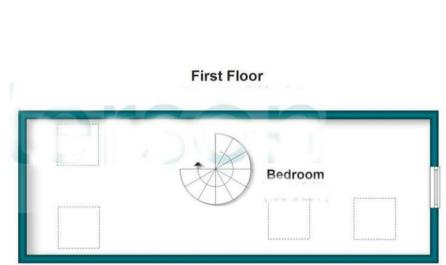
## **PROOF OF FINANCE - PURCHASERS**

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.

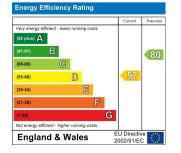
DATE DETAILS PREPARED. 29th May 2025

# A ...... 1973.4 sq. feet)









These particulars are set out as a general outline in accordance with the Property Hindescriptions Act (1991) only for the guidance of intrading purchases or lesses, and do not constitute any part of an effer or contract. Details are given without any responsibility, and any inferding purchases, bases or thind parties should need on these associations of the Loc hunds as (5) benefated by indexiding reachases in the effect on others. It is a bit constructed on the Action of the Action associations of the Action associations and a particular any part of an effect on others. The should need be enclosed on the Action association and any responsibility, which are not or the other standard structure associations and communal guidances as well as toward and construct these and distances interviewed for intending guidances. Lesse Stalls, soviet ground rest (affect the purchases of a guide only and based be checked and continuum guidances as well as toward and details control have their accuracy guaranteed for intending guidances. Lesse Stalls, soviet ground rest (affect the split dable) are given as a guide only and based be checked and accommunal guidances and as toward and details control have their accuracy guaranteed for intending guidances. Lesse Stalls, soviet ground rest (affect the split dable) are given as a guide only and based be checked and accommunal guidances. Lesse Stalls, soviet ground rest (affect the split dable) are given as a guide only and based be checked and accommunal guidances. Lesse Stalls, soviet ground rest (affect the split dable) are given as a guide only and based be checked and accommunal guidances. Lesse Stalls, soviet ground rest (affect the split dable) are given as a guide only and based be checked and accommunal guidances. The split dable of the split dable of the split dable of the split dable of the split dable.



# **Christophers Estate Agents**

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