



Building Plot adj to Tregarth Pengersick Croft, Praa Sands, Penzance, TR20 9SW

Exciting opportunity to purchase a building plot in this highly sought after coastal village. The plot has planning permission for a four bedroom detached house with garden and parking. The plot is within a short walk of the centre of the village and beach. The Golf Course is just a stones throw away. Plans can be viewed on the Cornwall Council Planning Portal under reference number PA22/01396.



GUIDE PRICE - £180,000

LOCATION

This plot enjoys a wonderful location being tucked away yet within easy reach of all that this superb coastal village has to offer. Praa Sands is a hugely sought after location with a stunning mile long stretch of sparkling white sandy beach backed by sheltering dunes, after a day on the beach why not go for an evening walk along the shoreline where you can enjoy watching the surfers and the sunset. There is a well regarded Golf Course and leisure centre offering an indoor pool and gym facilities for members. The village also boasts a range of eateries including The Welloe where you can enjoy a delicious meal with a panoramic view of the ocean, or perhaps a more informal drink at the Stones Reef bar below. There is also a range of fabulous independent shops including the recently opened and well stocked general store and deli. From Praa Sands the larger towns of Helston and Penzance can be accessed with a wider range of facilities as well as the A30 and nearby Porthleven.

PLANNING PERMISSION

Plans can be viewed under decision number PA22/01396.

PLOT SIZE

The vendor informs us that the plot size is 400 square meters.

AGENTS NOTE

The vendors have informed us of some positive covenants which prospective purchasers should be aware of:

1. The finished dwelling is to be used as a private dwelling only.
2. Not to erect or permit to be erected on the property more than one dwelling.

Council Tax not applicable

ANTI MONEY LAUNDERING REGULATIONS - PURCHASERS

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

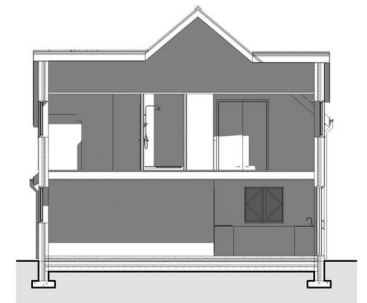
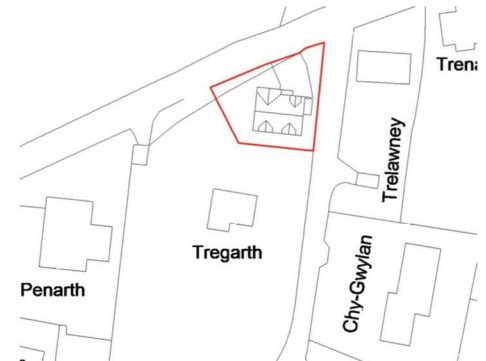
PROOF OF FINANCE - PURCHASERS

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

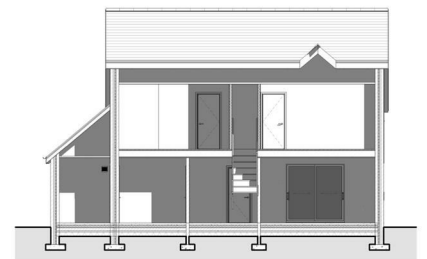
Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.



3 North Elevation
1 : 100



3 Section B.B
1 : 50



2 Section A.A
1 : 50