



North West (Front) Elevation

7 Tregonning Close, Ashton, TR13 9RT
Offers in excess of £200,000



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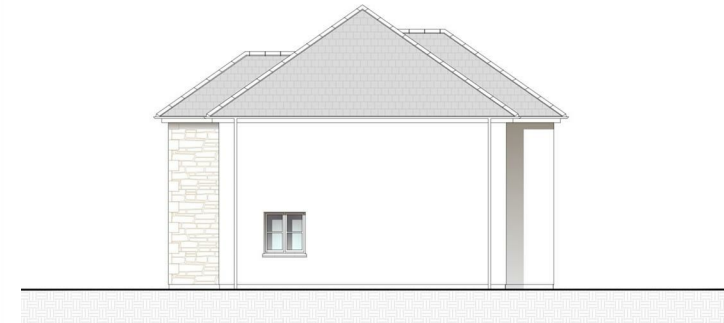
Offers in excess of £200,000



This is a fantastic opportunity to build your dream home in the highly sought after village of Ashton. Situated in a desirable location, the plans in place are for a spacious two storey detached dwelling which offers a generous floor area of 204 square meters. The downstairs provides a fantastic open plan living lifestyle and upstairs there will be four large bedrooms, what more could you want?! Plans can be viewed on the online planning register under reference - PA23/03120.



South East (rear) Elevation



South West (side) Elevation



North East (side) Elevation

OFFERS IN EXCESS OF £200,000

LOCATION

Located on a no through road in this popular village. Ashton is a super location offering excellent access to the surrounding coast and countryside in particular nearby Rinsey and Porthleven. Also almost equidistant between the larger towns of Helston and Penzance both of which offer a good range of day to day facilities.

SERVICES

Our client has informed us that there is water, electricity, BT and a sewage treatment plant.

AGENTS NOTE

Our clients have informed us that there will be a contribution payable for the maintenance of the access lane. The amount is TBC. The property benefits from right of access across the lane to the property.

AGENTS NOTE TWO

Perspective purchasers should be aware that conditional planning permission has been granted on nearby sites with the following reference numbers. PA23/07976 and PA21/05381

BROADBAND AND MOBILE PHONE COVERAGE

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>

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

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.





First Floor Layout - 1 : 100 GIFA: 102 sqm



Ground Floor Layout - 1 : 100 GIFA: 102 sqm



NOTES

- The drawing is the copyright of Penmellyn Design and may not be reproduced without a license.
- The Contractor shall make all of this drawing for construction purposes, any figures dimensions shall be used.
- All dimensions and levels are to be checked on site by the Contractor before the commencement of any work and any discrepancies shall be reported.
- No responsibility can be accepted for errors arising on site due to unauthorised variations from this drawing.
- The Contractor is recommended to visit the site before tendering to ascertain all local conditions and variations likely to affect the works. No claims arising from failure to do so will be accepted.
- Tenders shall include for all the works described or being operated on the drawings or not necessarily intended as being necessary for the proper execution of the works.
- This drawing is for basic planning and building regulations only and is not a complete working drawing.
- Depth, size and design of foundations shown are preliminary only, actual foundations, depth, size and design may differ depending on soil conditions.

For Planning

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Project: Erection of a Single Dwelling on Land South of 5 Tregonning Close, Ashton, Cornwall - AMENDED SCHEME

Issued For: Block Plan as Proposed

Date: 13/04/2023

Scale: 1 : 100 @ A1

Project No: 23/0452 | Drawing No: 003 | Rev: A



| 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 | | |