

# CHRISTOPHERS

ESTATE AGENTS



PARKING

NEW

Individual building plot with planning consent for a three bedroom detached dwelling.



An excellent and rare opportunity this super plot enjoys a tucked away location just off the village centre bordering open fields and enjoying a fantastic rural outlook. Planning has been granted for a three bedroom detached property, details of this can be viewed on the online planning register under reference PA18/00213. A chance to create a fabulous home that is not to be missed or equally well suited to a small developer client.

#### LOCATION

Mawgan is a hugely sought after village which enjoys an active community and day to day facilities including an excellent shop selling fruit, vegetables and locally sourced produce along with a super pub, The Ship Inn which serves delicious meals. Nearby Garras offers a well regarded Primary School as well as the 1000 acre Trelowarren Estate where one can enjoy wonderful walks taking in a Victorian folly as well as the highest point on The Lizard with a cafe and fine dining also available. The market town of Helston, regarded as the 'gateway to the Lizard Peninsular' lies approximately 5 miles distant and offers an array of day to day facilities including national supermarkets, as well as a range of independent shops and cafes in addition to primary and secondary schooling. The famed sailing waters of the Helford River are only a short drive away. There are sailing facilities including pontoons for smaller boats, deep water moorings for larger yachts and a sailing club at Helford Village. The rugged coastline of The Lizard Peninsular provides for spectacular coastal walks. For foodies, less than 7 miles from the property, is Porthleven, a charming traditional fishing village which boasts a choice of high class eateries as well as world class surf.

#### DIRECTIONS

On leaving Helston proceed along the A3083 towards The Lizard. After passing Culdrose turn left at the roundabout and follow the B3293 heading towards Coverack and St. Keverne. At the next roundabout take the second exit and follow the signpost to Mawgan. Pass the village shop on your left hand side and take the next turning on your left. After a short distance the plot will be seen on your left hand side.

#### AGENTS NOTE

The garage for the existing property needs to be demolished as part of the planning consent and this will be done by the sellers prior to completion.

#### SERVICES

The buyer will be responsible for connecting services. The sellers have installed a private drainage treatment plant that will service both the plot and the adjacent property.

#### 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/>

#### PROOF OF FUNDS - 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.

#### ANTI-MONEY LAUNDERING

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

# LAND ADJACENT TO, CHY AN VITHIAN MAWGAN, HELSTON, CORNWALL, TR12 6AL PRICE GUIDE £135,000



**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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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