Land Adj To Chy Bron

STAGS

Land Adj To Chy Bron

Pengersick Lane, Praa Sands, Cornwall, TR20 9RF

An exciting development opportunity with planning permission granted for the erection of a detached dwelling.

- Circa 0.1Acres
- Planning Permission Granted
- Exciting Oppertunity
- Council Tax TBC
- Planning Permission - PA19/03068
- Central Village Location
- Close to Beach
- Building Plot
- Freehold

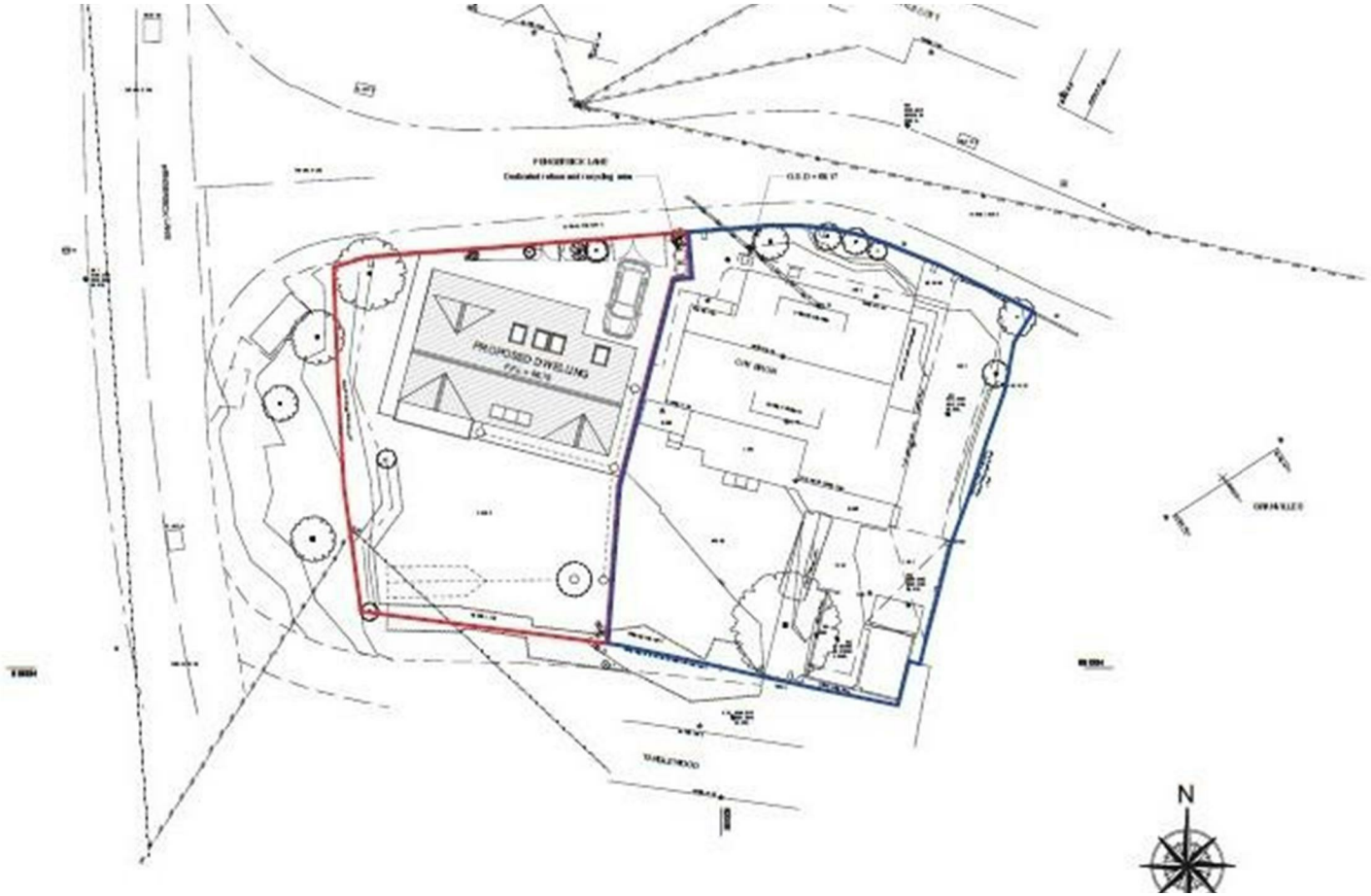
Offers In Excess Of £125,000

SITUATION

Renowned for its long expanse of golden sand stretching between Hoe Point and Rinsey Head, Praa Sands is a favourite destination for surfers, paddleboarders, kayakers, and families during the summer months. Throughout the year, its breathtaking coastal scenery also draws walkers and nature lovers.

To the west are the secluded coves of Kenneggy Sands and Prussia Cove, while Rinsey Cove lies to the east. The village itself is home to the popular Sandbar Restaurant, perched above the beach — the perfect place to relax and soak in the views.

Around ten miles away, Penzance offers an eclectic mix of art studios, historic architecture, unique shops, and award-winning restaurants. The town also has a mainline railway station with direct connections to London Paddington. Closer to hand, the historic market town of Helston, approximately six miles away, provides a comprehensive range of amenities and serves as the gateway to the beautiful Lizard Peninsula.



DESCRIPTION

An exciting opportunity to acquire a prime residential plot, superbly positioned in the heart of the sought-after coastal village of Praa Sands.

Situated within the established residential area of Pengersick Lane, the site enjoys excellent access to the village, beachfront, local amenities, and the main road connecting Penzance and Helston.

Conditional planning permission has been granted for the construction of a detached dwelling, presenting an exceptional opportunity for development in this highly desirable coastal location.

COMMUNITY INFRASTRUCTURE LEVY

A fee of £13,676.04 in regard to Community Infrastructure Levy is payable to Cornwall Council as CIL collecting authority on commencement of development of planning permission PA21/03192.

PLANNING PERMISSION

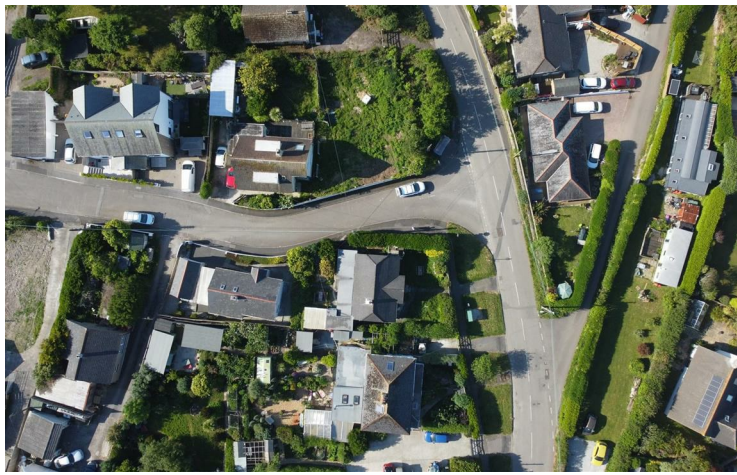
For further information please visit Cornwall Council Planning Grant of Conditional Planning Permission: For further information, please visit Cornwall Council's planning portal. Conditional planning permission has been granted under reference PA21/03192, representing the more recently approved scheme and considered the more refined design. An earlier consent, PA19/03068, also relates to the site.

VIEWINGS

Strictly by prior appointment with Stags West Cornwall 01736 223222

DIRECTIONS

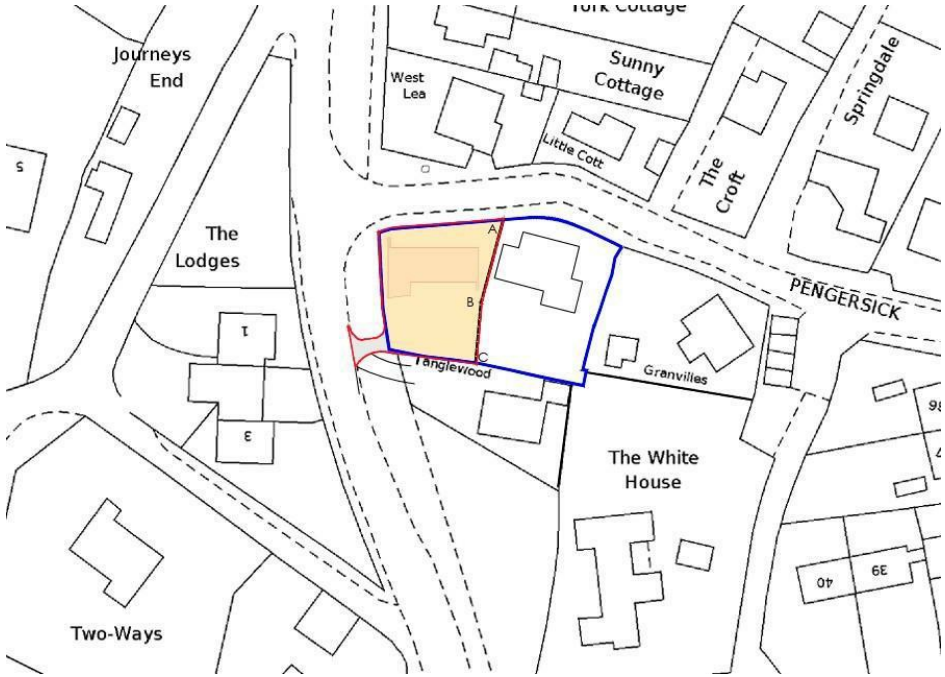
what3words.com ///drift.inventors.legend

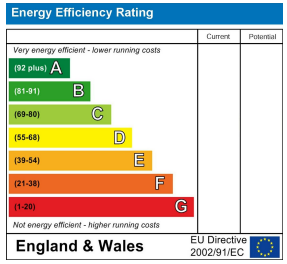


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

PROPOSED NORTH ELEVATION 1.100

PROPOSED SOUTH ELEVATION 1.100





61 Lemon Street, Truro,
Cornwall, TR1 2PE

westcornwall@stags.co.uk

01736 223222