



Building Plot Polcoverack Lane, Coverack, TR12 6TD

£135,000 Freehold

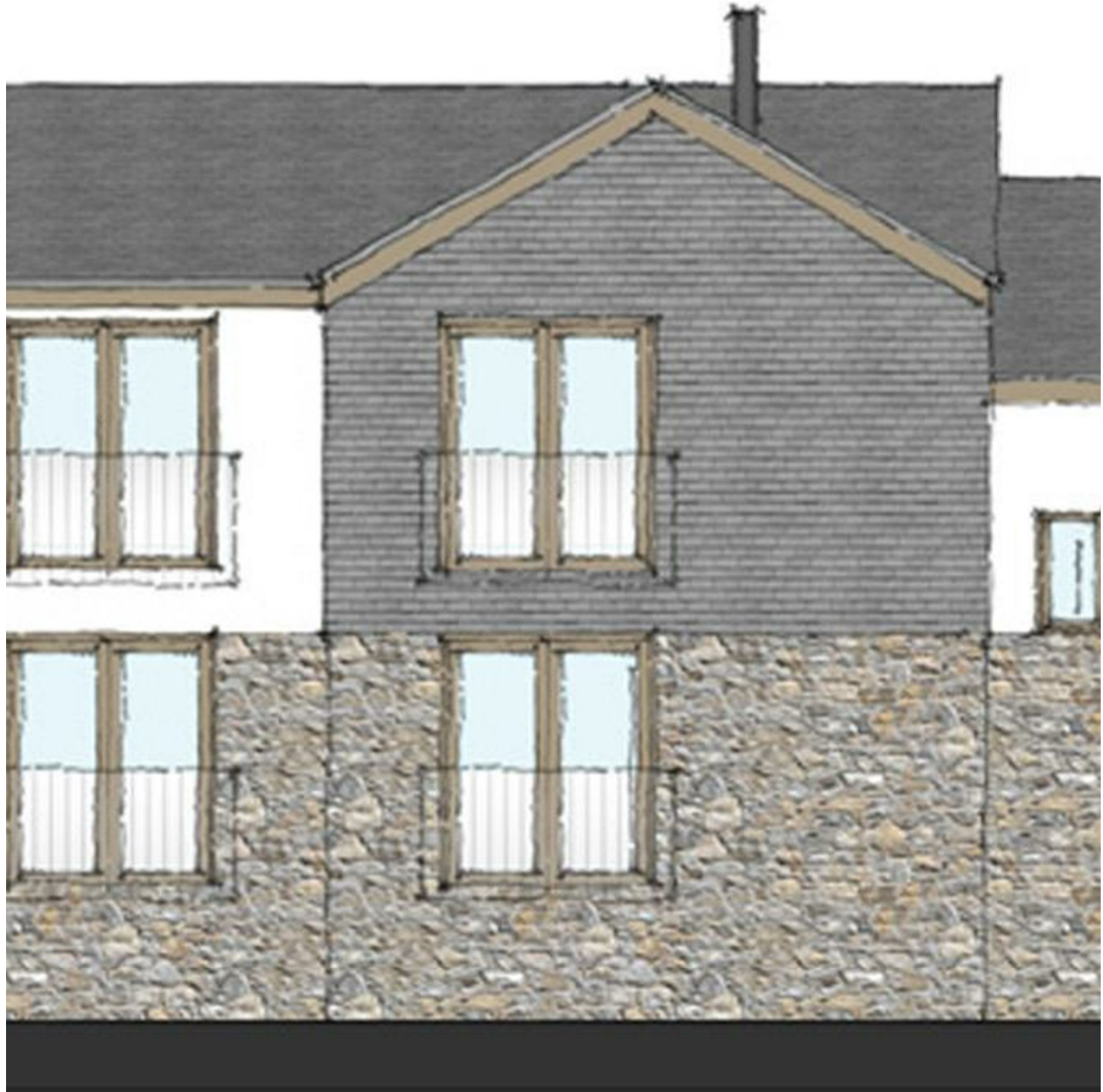
CHRISTOPHERS
ESTATE AGENTS

Building Plot Polcoverack Lane

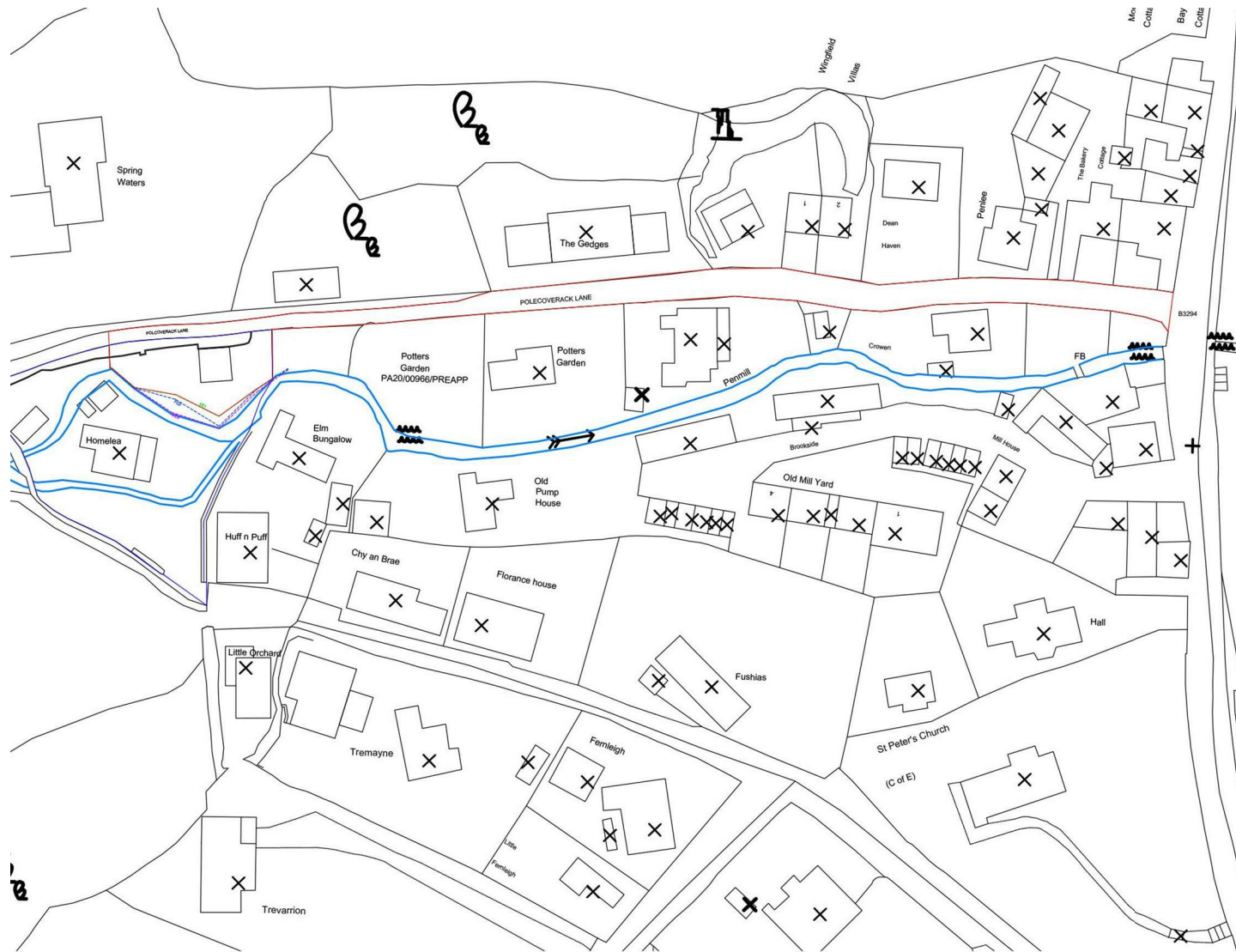
- OPPORTUNITY TO PURCHASE A BUILDING PLOT IN A COASTAL VILLAGE
- SEA VIEWS
- HIGHLY REGARDED VILLAGE
- PLANNING APPLICATION NUMBER PA23/01703

This unserviced plot has planning permission for a self build, two bedroom reverse level property designed to make the most of the sea view. Further details can be found at Cornwall Planning: Reference PA23/01703

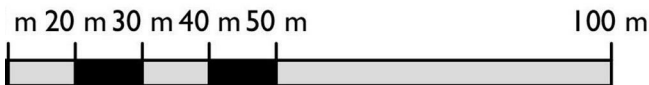
Coverack itself is a quintessential Cornish fishing village being situated on the Lizard Peninsula, which has been designated as an area of outstanding natural beauty. The cove itself has a lovely sandy beach which is a popular centre for water sports that include windsurfing, stand-up paddle boarding, sailing and diving. There is an attractive harbour from which a small fleet of traditional fishing boats operate and land their daily catch. There is a public house, restaurants, a shop selling local produce and a primary school. St Keverne village is a short drive away and has a number of shops, including a butcher's and doctors' surgery whilst comprehensive schooling can be found in the nearby village of Mullion. The bustling market town of Helston, which has more extensive amenities including national stores and supermarkets, is some eight miles distant.







Location Plan @ 1:1250



AGENTS NOTE

There is a formal agreement with the local water authority water to divert the shallow depth (150mm diameter) sewer around the new plot at a minimum 0.5m from the concrete footings. More details and drawings available upon request.

DIRECTIONS

Proceed down the hill into the village of Coverack, bearing right along the seafront and Polcoverack Lane will be found on the right hand side. Proceed up the hill and the plot will be found on the left hand side, identifiable by our For Sale board.

What 3 words: hang.mainframe.suppers

VIEWING

To view this property or any other property we are offering for sale please call the number on the reverse of the details.

ANTI-MONEY LAUNDERING

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

PROOF OF FINANCE - PURCHASERS

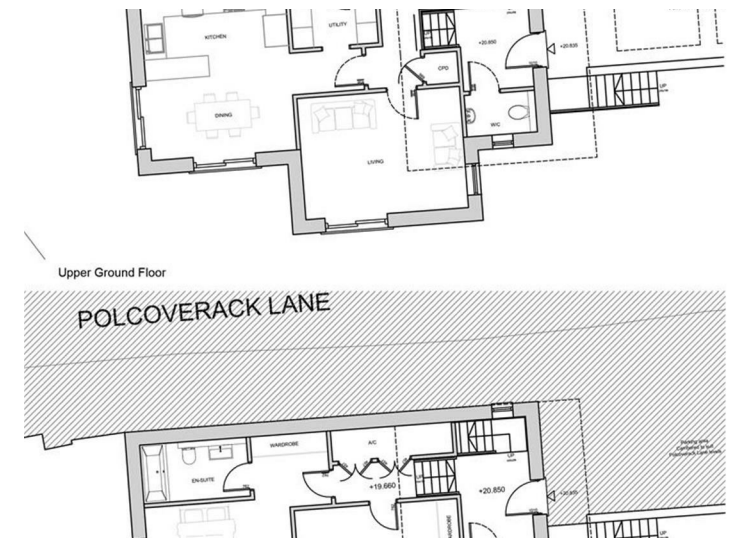
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

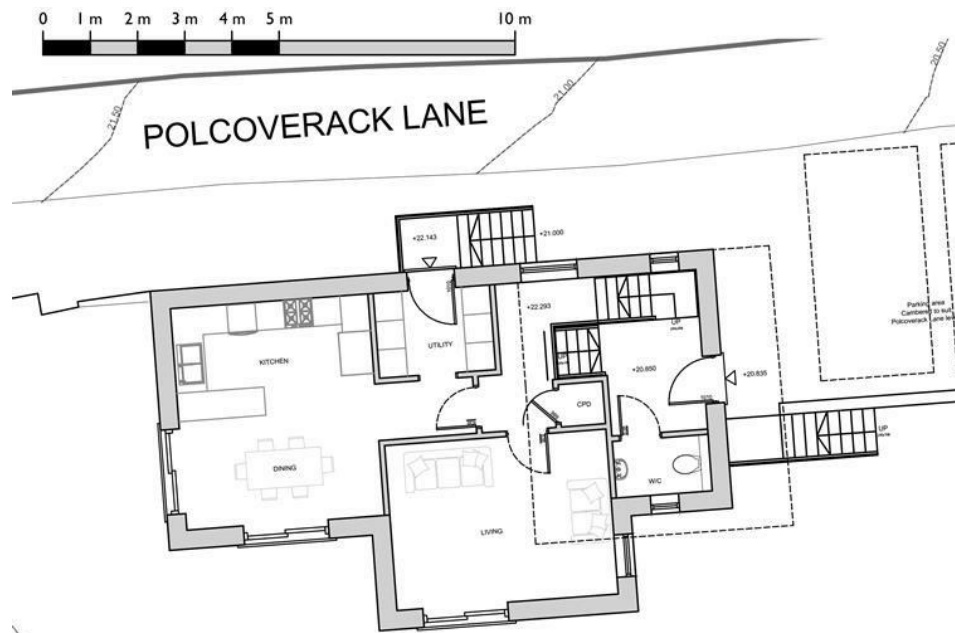
DATE DETAILS PREPARED

7th January, 2025.

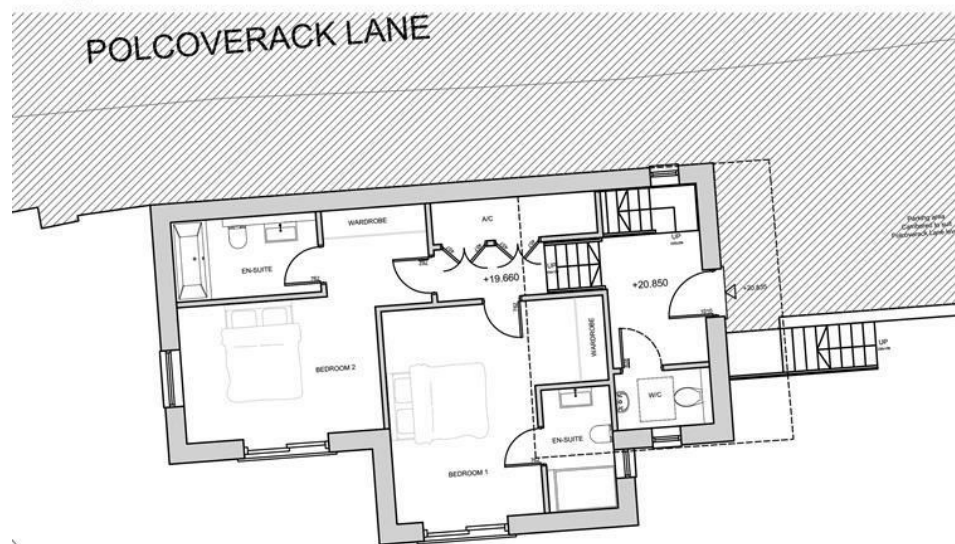
CORNWALL INFRASTRUCTURE LEVY

Should the property be sold on purchasers will be required to pay the Cornwall Infrastructure Levy currently at £14,616.98 at the start of building works. If it becomes the buyers principle residence they may be exempt but must satisfy themselves with Cornwall Councils planning department.





Upper Ground Floor



Lower Ground Floor

Note: All levels +/-300mm



HOMELEA, POLCOVERACK LANE
PROPOSED FLOOR PLANS
1:100 @ A3 Revision B



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	

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of a property or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Christophers Estate Agents

5 Wendron Street, Helston, TR13 8PT

01326 565566 | property@christophers.uk.com | christophers.uk.com

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