

CHRISTOPHERS

ESTATE AGENTS



An opportunity to purchase a site with consent for the demolition of the existing three bedroom detached bungalow to create two new building plots.



Proposed Ground Floor Plan

Situated in Pengersick Lane on the outskirts of Praa Sands is this development opportunity for demolition of the existing three bedroom detached bungalow with double garage to create two new building plots. The site, which we are advised has mains water, electricity and private drainage has planning permission granted for two detached properties, details as follows.

PLOT 1

A detached, three bedroom dormer bungalow with en suite master bedroom and open plan lounge/kitchen/diner.

PLOT 2

A detached three bedroom dormer bungalow with two en suite bedrooms and an open plan lounge/kitchen/diner. We are advised that this plot is only to be used as a principle residence and not a second home or holiday let.

OUTSIDE

Both properties will have garden areas and parking.

AGENTS NOTE ONE

We are advised that plot 2 will need to be a permanent residence and not a holiday let or second home.

AGENTS NOTE TWO

We are advised that the driveway to these plots are shared with a property situated beneath, Pendragon.

AGENTS NOTE THREE

Full details of the planning permission can be found on Cornwall Council planning portal using the planning reference number PA22/06258

SERVICES

Mains water, electricity and private drainage.

VIEWING

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

DIRECTIONS

From Helston town centre take the main road towards to Penzance proceeding through the villages of Breage and Ashton. At the Germoe crossroads turn left towards Praa Sands. Follow this road for a short distance and take the first turning on your left hand side into Pengersick Estate. The property will be found after a short distance on your left hand side.

ANTI MONEY LAUNDERING REGULATIONS - PURCHASER

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

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.

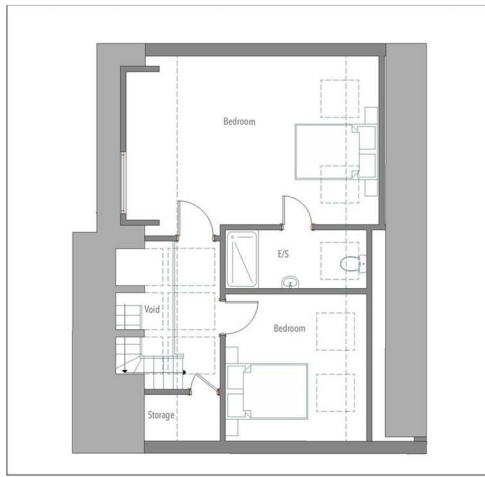
DATE DETAILS PREPARED

28th June 2023

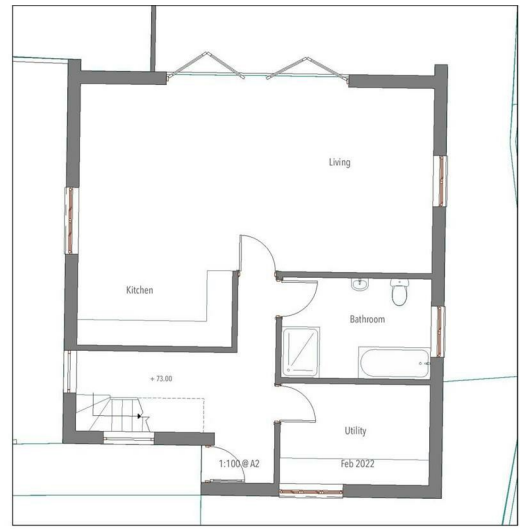
SPRINGDALE PENGERSICK LANE, PRAA
SANDS, CORNWALL, TR20 9RB
PRICE GUIDE £230,000

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PLU1 1

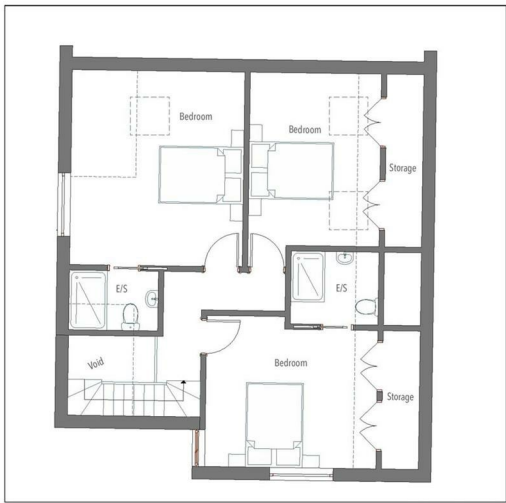


Proposed First Floor Plan
1:50



Proposed Ground Floor Plan
1:50

PLU1 2



Proposed First Floor Plan
1:50



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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	

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