

# CHRISTOPHERS

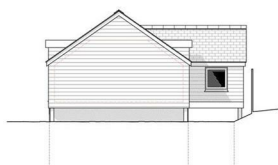
ESTATE AGENTS



An opportunity to purchase an un-serviced plot with planning permission to create a two bedroom detached property in the popular Cornish fishing village of Porthleven.



WEST ELEVATION  
1:100



SOUTH ELEVATION  
1:100



NORTH ELEVATION  
1:100



EAST ELEVATION  
1:100





Situated in a tucked away position offering the chance to create your own dwelling in this popular village or indeed would make an investment opportunity for a developer.

Further details can be found by visiting Cornwall planning online and using reference PA22/08897.

#### AGENTS NOTE ONE

Purchasers must be aware of the "Cornwall Infrastructure Levy" which means with the current planning permission £9562.67 will need to be paid to Cornwall County Council on commencement of development of the planning.

#### AGENTS NOTE TWO

We are advised that the lane to the front of the property is private with each property on the lane having rights of way. Properties are responsible for maintenance of the part of the lane which is in front of their residence.

#### AGENTS NOTE THREE

We are advised that for drainage in the future, the owner will have the right to connect to a sewerage collection point which then connects to the main drainage network.

#### 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 - PURCHAERS

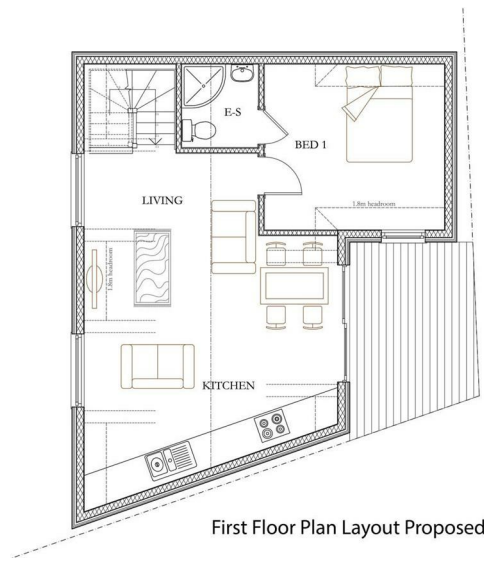
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

#### DATE DETAILS PREPARED

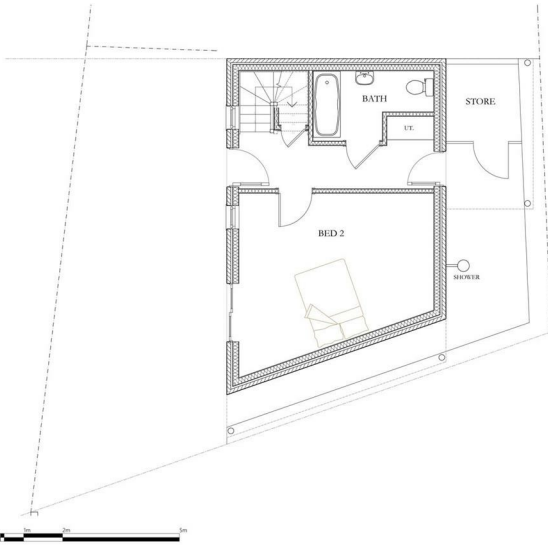
20th February 2024

# NEW DWELLING ADJACENT TO, 6 LYNWOOD BUNGALOWS, PORTHLEVEN, TR13 9LF PRICE GUIDE £79,950

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.



First Floor Plan Layout Proposed



1.2. The plan is not to be used for any other purpose than the one for which it was prepared. The plan is not to be used for any other purpose than the one for which it was prepared. The plan is not to be used for any other purpose than the one for which it was prepared.

Proposed New Dwelling

6, Lynwood Cottages, Porthleven, TR13 9HJ

GROUND FLOOR PLAN LAYOUT - PROPOSED

Scale: 1:100

1st July 2020

Martin Richards Des

Proposed New Dwelling at 6, Lynwood Cottages, Porthleven, TR13 9HJ

email: martin@martinrichardsdes.co.uk

## OFFICES AT

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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 |                         |           |
| England & Wales                             | 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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