

BUNGALOW + PLOT

CHURCH LANE, CARGREEN, PL12 6NS



For Sale by Auction – Guide Price £230,000+

Aerial view of the Property from the North West



247propertyauctions
SELLING BY AUCTION TWENTY-FOUR SEVEN

KLP
KITCHENER
LAND AND PLANNING

THE PROPERTY – PL12 6NS

A fantastic development opportunity to acquire a bungalow in need of refurbishment and which also has planning permission for a loft conversion. In addition, it has outline planning permission for a separate new small dwelling in the adjoining garden area of the property. However, some interested parties may consider a revised planning application for just one larger new dwelling on the plot with a design to possibly benefit from views towards the River Tamar and beyond to the east.

The property extends to approximately 0.12 acres and currently consists of a detached two-bedroom bungalow with an attached single garage and side garden area to the south west of the property. It is situated in the highly sought-after village of Cargreen which is nestled alongside the River Tamar.

The accommodation of the existing bungalow currently comprises a kitchen, living room, conservatory, two bedrooms and a shower room with an attached garage. The approved loft conversion proposes two additional bedrooms and shower room on the first floor.

The outline planning permission is for an additional dwelling on the garden area to the south west of the existing bungalow and the plans which accompanied the planning application show a two-storey one bedroom dwelling.

CARGREEN

Cargreen is a sought-after tranquil village sitting on the picturesque banks of the River Tamar in southeast Cornwall. It is well-situated and perfect for those wanting to explore both Devon and Cornwall and within easy reach of the rugged wilderness of Dartmoor, and also Kit Hill Country Park. It has a yacht club and the local slipway provides the opportunity to take small boats, kayaks and canoes out onto the river to enjoy a day out on this stunning waterway.

The city of Plymouth is circa 12 miles away and Saltash circa 6 miles with a wide choice of amenities and facilities and St Mellion, with its famed golf course, is only 4 miles away.

VIEWING

Please contact the joint agents 247 Property Auctions to arrange a viewing.

METHOD OF SALE

This Freehold property is being offered for sale by auction with our joint agents 247 Property Auctions with a Guide Price of £230,000+

SERVICES

We understand that the existing bungalow has mains electricity, water and drainage connections. However, all interested parties should make and rely upon their own enquiries of the relevant services providers regarding connection of mains services.

PLANNING

Cornwall Council granted Outline planning permission (Ref.PA25/00948) for an additional dwelling on the land to the southwest of Brookfield on 25th April 2025. Detailed planning permission (Ref.PA25/01245) was subsequently granted for a loft extension / conversion with rear dormer of the existing dwelling at Brookfield, Church Lane, Cargreen was also approved on 7th May 2025.

Copies of the plans and planning documents are available.

CONTACT – Phil Taverner REF: 1115/PT/R1



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AUCTION IMPORTANT INFORMATION

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

AUCTION LEGAL PACK & FINANCE

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

PRICE INFORMATION

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check the 247 Property Auctions website regularly at: <https://www.247propertyauctions.co.uk/> or contact 247 Property Auctions on 01395 247000 for up-to-date information.

Following the fall of the hammer contracts are exchanged and there is no going back!

AUCTIONEERS NOTES

Please refer to all legal documents for this Lot in case any additional fees and reimbursements are listed in addition to the purchase price.

† TRADITIONAL AUCTION

Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price, and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.

REFRESHING THE PAGE

To make sure that you are seeing the latest information for the property, we recommend you refresh the page. This ensures you're seeing live information and not stored (cached) data. If the page disconnects from the Internet, refreshing the page will show the latest information.

* PRICING INFORMATION

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo Proptech, 247 Property Auctions and KLP shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail.

Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

DISCLAIMER

All information relating to this property, including descriptions, pictures and other related information has been provided by 247 Property Auctions. All legal documents in relation to this property have been provided by the Vendor's solicitor. Neither Bamboo Proptech or any individual in employment with Bamboo Proptech makes any warranty as to the accuracy or completeness of any of the property information.

These particulars do not form part of any contract or offer. Buyers should not rely on them as statements of representation and should check that the information is correct by inspection or otherwise. Where there is a conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.

Pursuant to the Auctioneer Act 1845, this auction is being conducted by the auctioneer stated above. All participants in this online auction shall note that both the Auctions (Bidding Agreements) Act 1927 and 1969 shall apply.

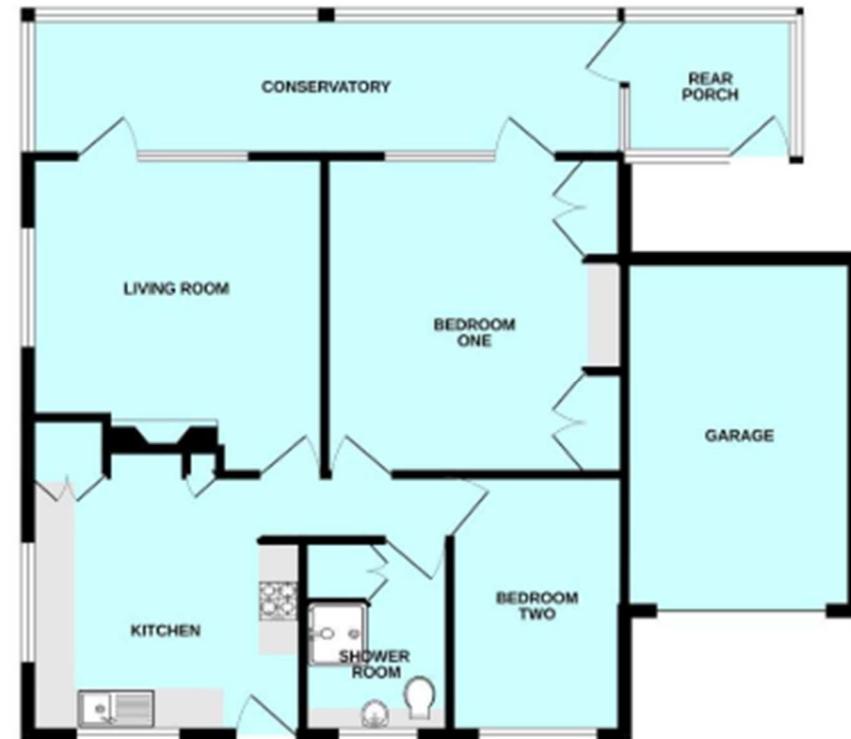
Where stated in the bid box, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. Your card issuer may take up to 10 working days for this amount to be available to you in your account.

Location Plan (not to scale)

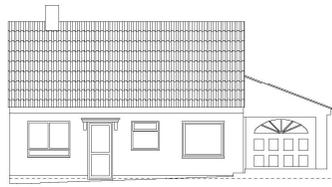


EPC Graph & Existing Floor Plan

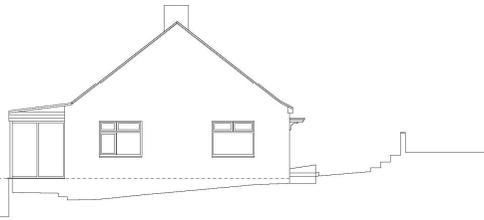
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92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		



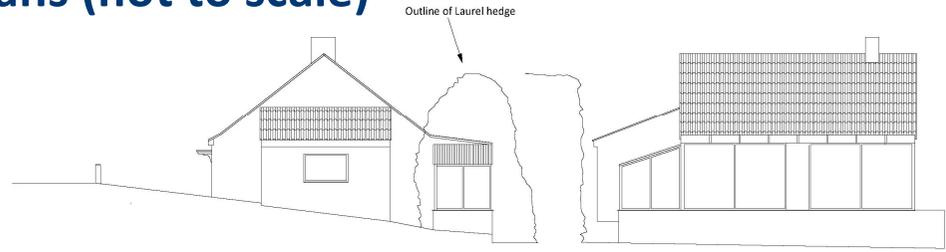
Proposed Loft Conversion Plans (not to scale)



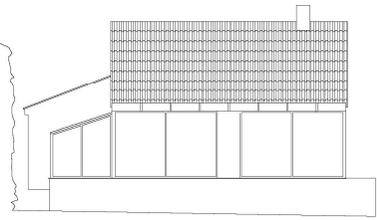
EXISTING NORTH WEST ELEVATION



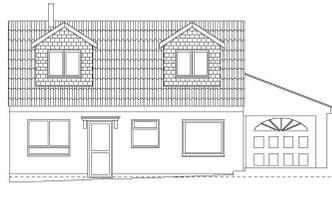
EXISTING NORTH EAST ELEVATION



EXISTING SOUTH WEST ELEVATION



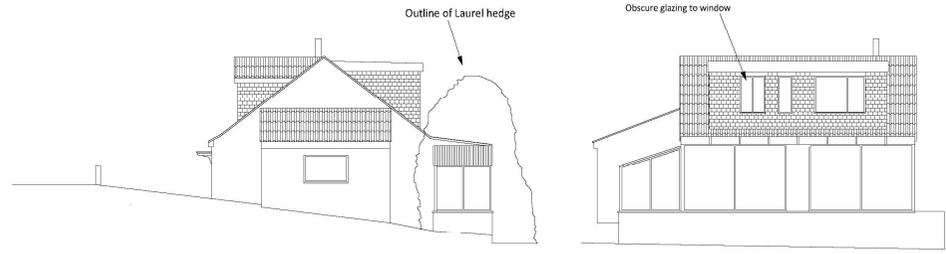
EXISTING SOUTH EAST ELEVATION



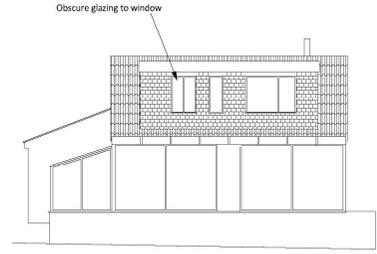
PROPOSED NORTH WEST ELEVATION



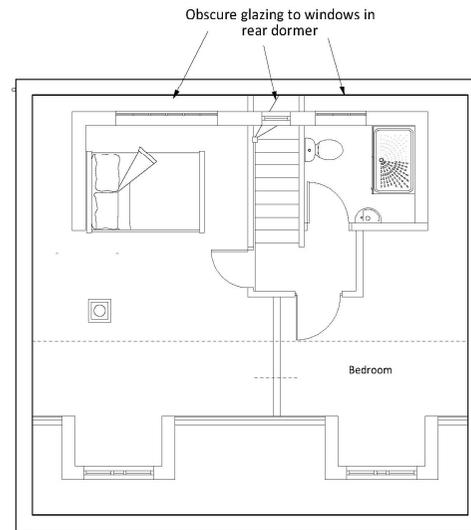
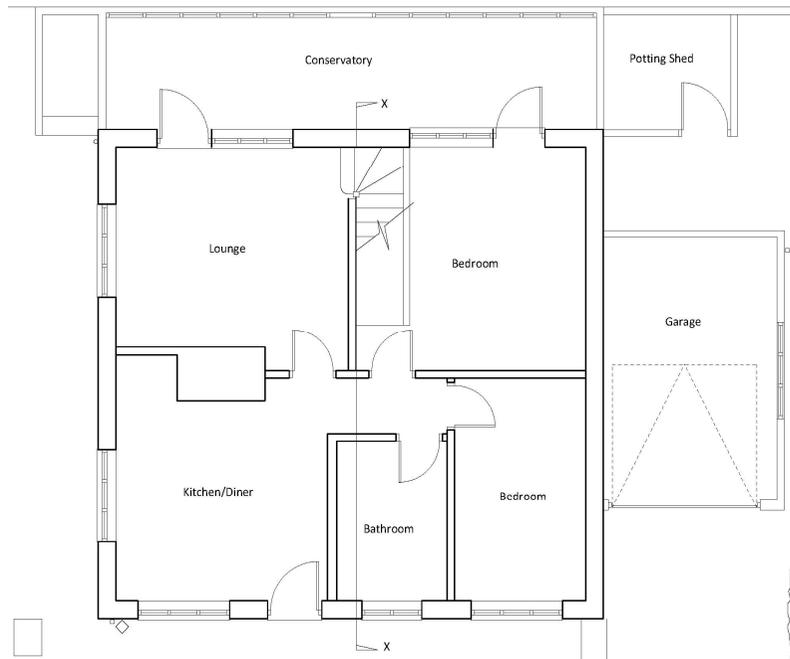
PROPOSED NORTH EAST ELEVATION



PROPOSED SOUTH WEST ELEVATION

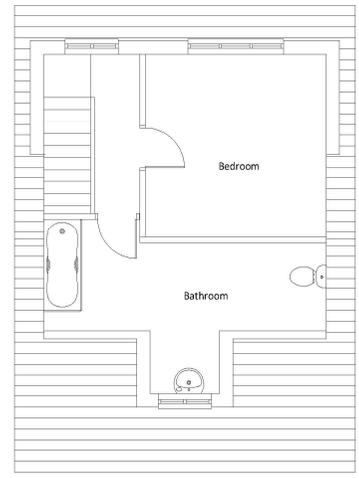
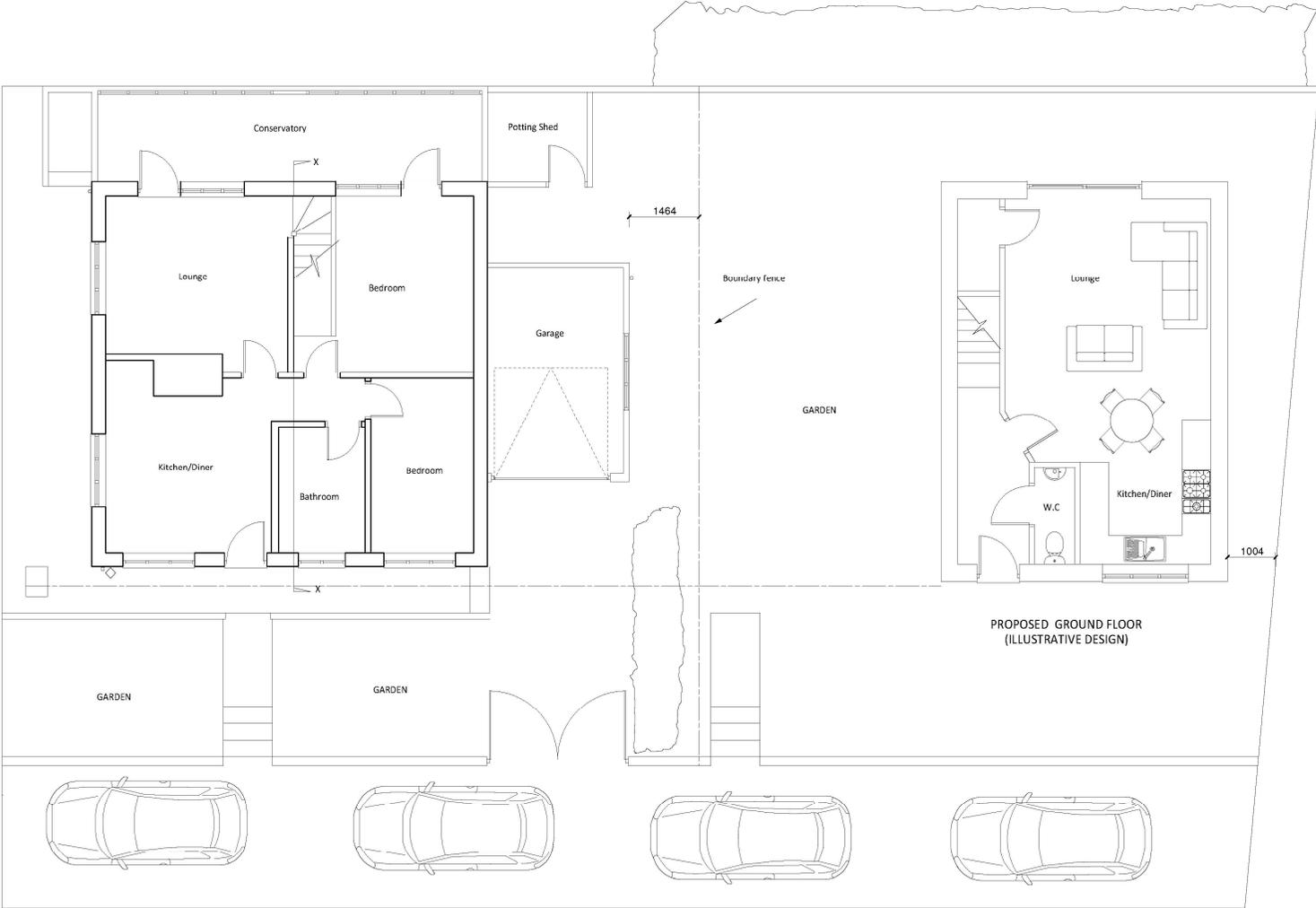


PROPOSED SOUTH EAST ELEVATION



PROPOSED FIRST FLOOR

Proposed Plot Plans (not to scale)



PROPOSED FIRST FLOOR PROPOSED DWELLING (ILLUSTRATIVE DESIGN)

PROPOSED PLAN



PROPOSED NORTH WEST ELEVATION PROPOSED SOUTH EAST ELEVATION PROPOSED NORTH EAST ELEVATION PROPOSED SOUTH WEST ELEVATION

ILLUSTRATIVE DESIGN

PROPOSED ONE BEDROOM DWELLING ADJACENT TO "BROOKFIELD" AT CHURCH LANE CARGREEN SALTASH PL12 6NS
 DRAWN BY : MIKE LEGGETT BUILDING PLANS LTD
 e-mail : info@mikeleggett.co.uk
 DATE : 11th December 2024
 SCALE : 1/50 1/100
 DWG 2 of 2
 CLIENT : Mr M Cox



Various Internal Photographs of the Property





Aerial view of the Plot with approx. boundary in Red



Front of existing Bungalow