



Approximate plot and paddock boundary



Land North East of Prince of Wales Inn, Newtown St Martin, Helston, TR12 6DP

Guide Price £360,000

Located within the hamlet of Newtown St Martin on The Lizard Peninsula, just a 10 minute drive from picturesque Helford village, is this rare opportunity to purchase a building plot with outline planning permission for 2 detached dwellings, to include a paddock to the rear, in total approaching 1 acre, and providing each dwelling with just over 1/4 of an acre of land. This quiet rural location is in an area of outstanding natural beauty with the building plot situated away from the road to the rear of the 16th Century village pub. Details of the Grant of Outline Planning Permission can be found on the Cornwall Council planning website, Application number PA22/09058.

Key Features

- Two building plots
- Outline planning permission for 2 detached dwellings
- Planning number PA22/09058
- Adjoining paddock
- Less than 3 miles from the Helford River
- Sought-after rural location on The Lizard peninsula



AGENT'S NOTE

A covenant restricting the size of any outbuilding will be applied to the paddock.

ACCESS LANE

Each dwelling will be responsible for a 6th share of the maintenance of the access lane.

SERVICES

We understand that services are located close by, but prospective purchasers are advised to make their own enquiries regarding services to the site. Private drainage will need to be installed.

