

Building Plot, Rose in the Valley, The Lizard, Helston TR12 7LH



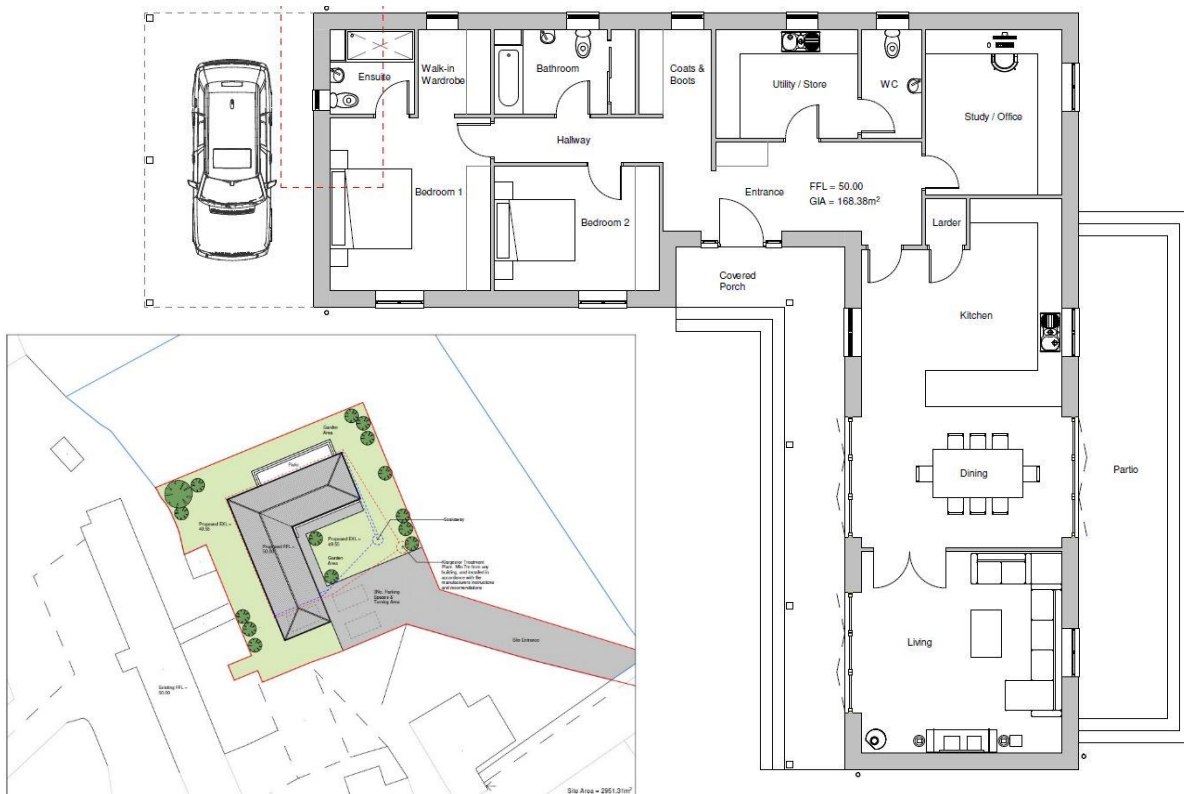
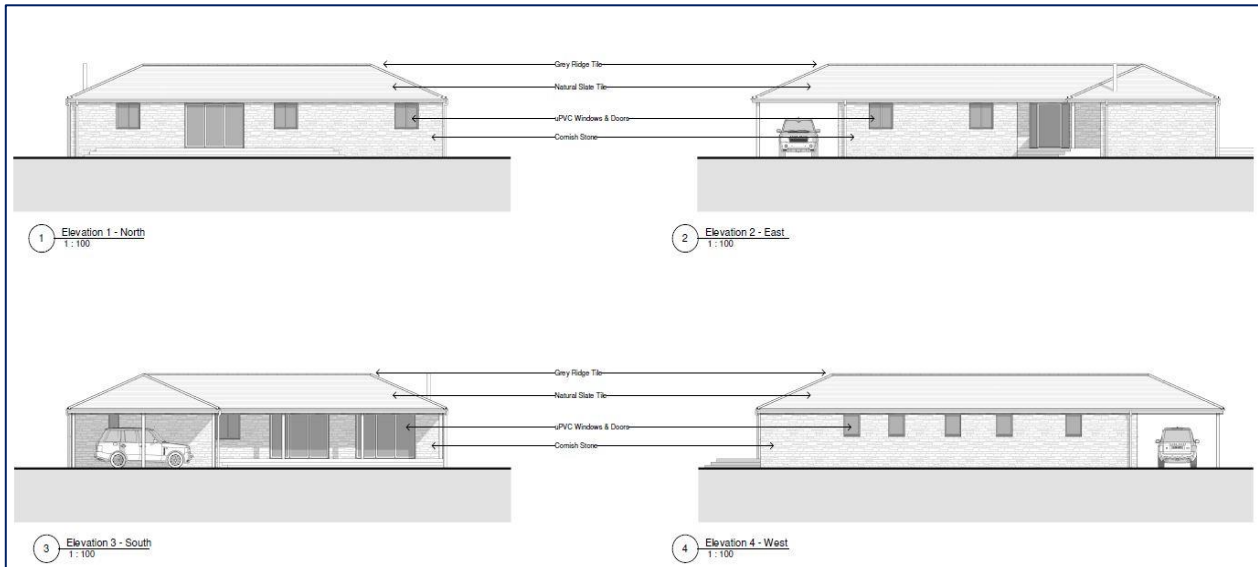
In an Area of Outstanding Natural Beauty, an opportunity to acquire a building plot with planning consent to erect a 2/3 bedroom bungalow on a level site within easy reach of Kynance Cove and the Lizard village. Adjoining field available by separate negotiation.

Guide Price: £250,000 Freehold

The Property

Accessed off an unmade track, via a private gateway onto a level site, a building plot with planning consent obtained on the 18th January 2023 for the demolition of a building previously approved for conversion (PA21/10718) for the construction of a detached 2/3 bedroom bungalow, with 2 bathrooms, kitchen/diner/living room, utility room/store and cloakroom. The plot area extends to 0.8 acre or thereabouts and is level and bounded in the main by traditional Cornish hedge banks.

AGENTS NOTE Adjoining the site and available by separate negotiation, level field bounded by mature hedge banks extending in all to approx. 2.1 acres or thereabouts.



Proposed Services: Mains electricity, private water, private drainage.

Community Infrastructure Levy: A CIL charge of £2249.45 is applicable unless an exemption is applicable. Further details from the agents.

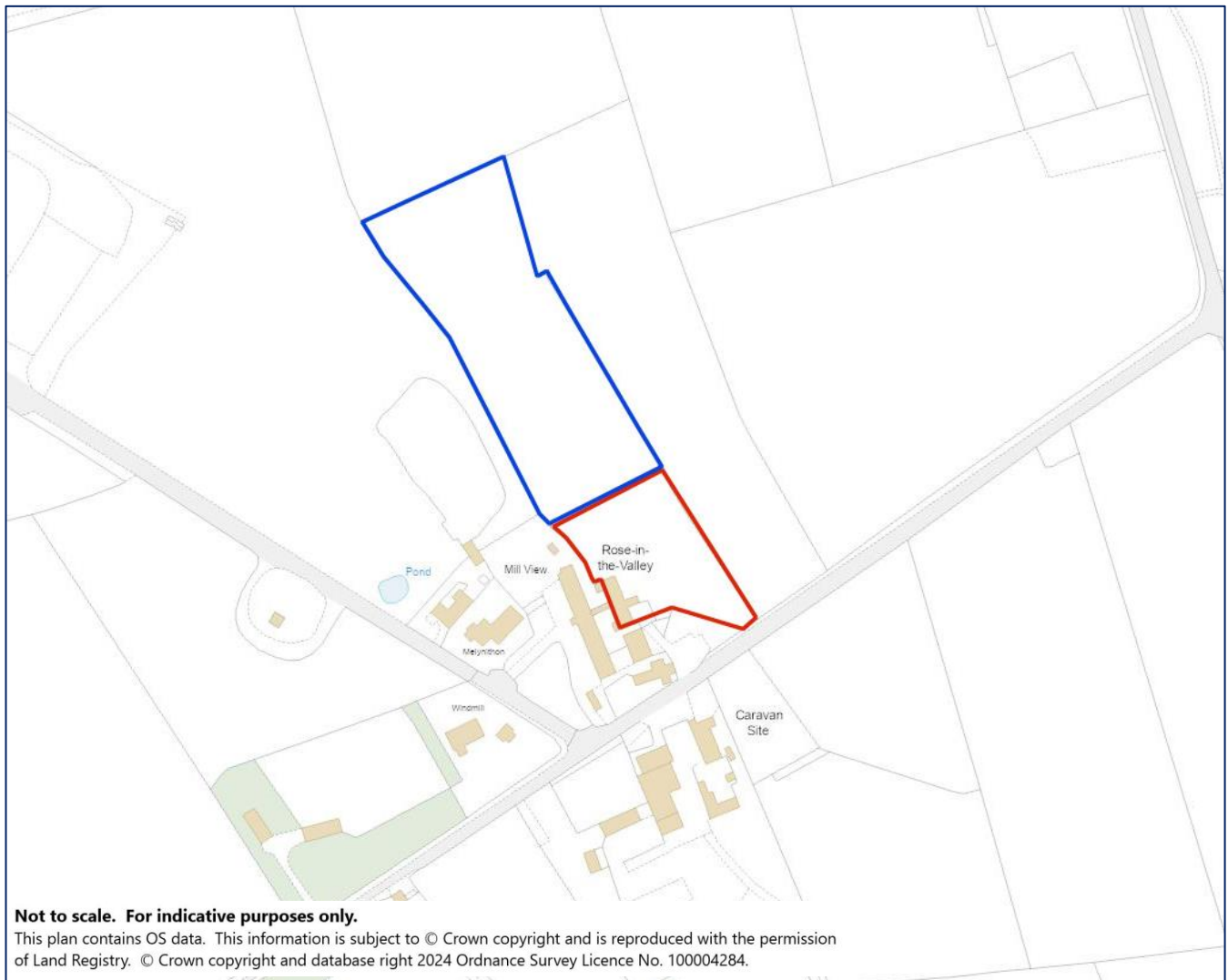
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewing: Strictly by appointment with the sole selling agents Lodge & Thomas. Tel: 01872 272722.

Directions: From Helston take the A3083 to The Lizard, after passing the Mullion junction, travel for approximately 2 miles where an entrance will be found on the right-hand side just after the turning for Ruan Minor. Proceed down this unmade tack and the gateway to the site will be found on the right-hand side, as marked by Lodge & Thomas for sale board.

what3words///strategy.caps.intruding to the entrance gateway.



Situation

The Lizard Peninsula, which is scheduled as an Area of Outstanding Natural Beauty has beautiful coastal scenery, sandy bathing beaches and leisure facilities including an 18 hole Mullion Golf Course overlooking historic Gunwalloe Church Cove. The site is located 1½ miles distant from The Lizard Village, the most southerly point of the UK and the village is a thriving community throughout the year and has a local public house, junior school, nursery, various shops, doctor's surgery, Post Office, garage, restaurant, cafés, as well as popular sports clubs.

