

Plot 3, Ivy Lane, Penzance, Cornwall TR18 4TF



*Non-estate building plot for detached house in traffic free setting
moments from local schools and town centre.*

Guide Price: £150,000 Freehold

01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Plot

This level building plot is tucked away at the end of a cul-de-sac. Conditional Planning Consent was granted on 09/12/2024 for a detached residential dwellinghouse under application PA23/08339. The permission is for a 126sqm three bedroom detached house with generous gardens on two sides, together with off-road parking in an area sheltered by many mature trees. Mains drainage provision has been made on the plot with other mains services available within the vicinity. One of the conditions of the planning consent is that the property will feature air source heating, complemented by PV solar panels.



Services

Mains drainage on site. Mains electric and water are in the road but not connected to the plot. Interested parties are advised to make their own enquiries to the relevant service providers.

Community Infrastructure Levy (CIL)

If the property is not to be used as a private dwelling, a CIL payment will be payable to Cornwall Council.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all 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.

Location

Ivy Lane is a small sheltered cul-de-sac only moments from not only the local primary and junior schools but also the many and varied amenities within the centre of this world famous and historic port town. The town is conveniently located for regular commuters near to the main line railway station and ½ a mile away from the A30 junction. The town of Penzance boasts a rich and interesting heritage, together with Land's End, Newlyn fishing harbour, Sennen beach and the Minack Theatre.



Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

Upon entering Penzance on the A30, at the Branwell Lane roundabout with Tesco to the right hand side, take the second exit following the A30 signposted Land's End, St Just, Newlyn and Haemoor. Follow this road and at the third roundabout take the first exit into Alverton Road. Follow this road past the Pirate Inn on the right hand side shortly after which turn right into Ivy Lane where the plot for sale will be found at the end.

[what3words///lifestyle.removes.massaging](https://www.what3words.com/lifestyle.removes.massaging)

