

## Building Plot at Tregarthen, Long Rock, Penzance, Cornwall TR20 8YH



*Situated in a glorious position with far-reaching views towards St Michael's Mount, Mount's Bay and the surrounding countryside, an agricultural barn with planning permission to replace with a single storey three bedroom dwelling, set on a generous size plot.*

**Guide Price: £365,000    Freehold**

**01872 272722**

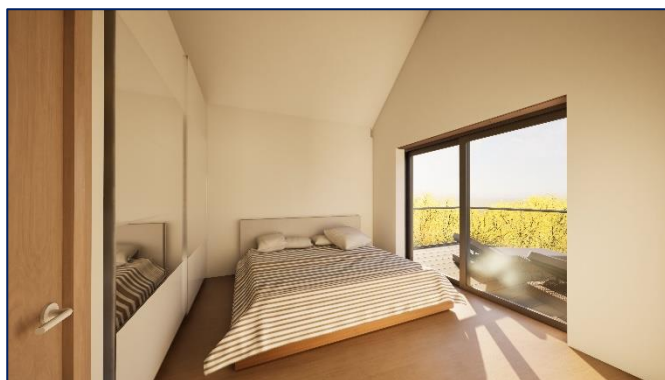
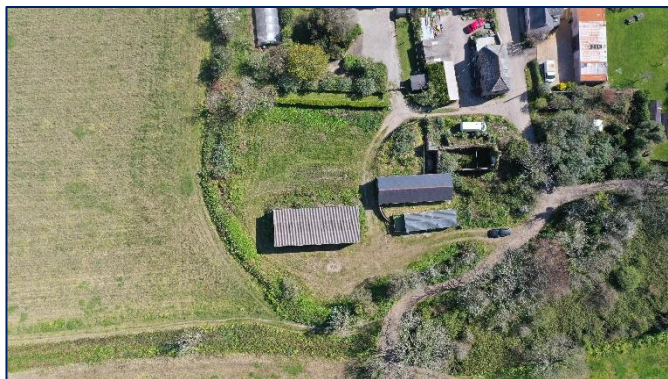
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Valuers  
Auctioneers



## The Property

The site is approached off a no-through minor country lane to the hamlet of Tregarthen. The property currently comprises a former timber constructed packhouse on a plot extending to 0.4 of an acre or thereabouts. Planning permission has been obtained by The Cornwall Planning Group to replace a previous Class Q consent with a single storey three bedroom residence. Planning permission was granted on 02/04/2025 (Planning Reference PA24/08139).



The proposed accommodation to provide open plan kitchen/living/dining room; utility room; hallway; family bathroom; two en-suite bedrooms and a third bedroom. The proposed gross internal area is approximately 1231sqft (114.44sqm).



The building is designed to maximise the views to the south over the surrounding countryside towards St Michael's Mount and Mount's Bay. The proposed structure is to be of natural stone elevations under a natural slate roof with aluminium doors and windows. Full details available from Cornwall Council Planning Portal or the selling agents.



### Services

No services are currently connected to the site however, it is understood that mains water and electricity is in the vicinity of the site. Interested parties are advised to make their own enquiries to the relevant service providers.

### Wayleaves, Easements & Rights of W

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. The neighbouring two properties have the benefit of an easement through the land and the neighbouring barn has a right of way on foot and in vehicle over the site along the track and around to their property as edge yellow on the attached plan.

### 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

The site is located just 1 mile off the A30 on the fringe of Penzance. Penzance offers many varied amenities in this historic port including the mainline railway station to Paddington. The picturesque and ancient town of Marazion with its iconic St Michael's Mount and the long sandy beach is approximately 3 miles distance and the west Cornwall Peninsula famed for its numerous walks and rugged coastline is highly accessible in this location.



## Viewing

Strictly by appointment with Lodge & Thomas. Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

## Directions

From Penzance exit via the Long Rock bypass, at the roundabout turn left onto the A30 and immediately left signed Varfell. Follow this lane up through Varfell and at the T-junction bear left. Follow the lane for approximately ½ a mile, turning right onto the no-through road signed Tregarthen. Drive up the road to the hamlet, continue to the top of the road, bear right into the stone track then immediately right and the packhouse will be seen in the distance on the right hand side.

**what3words**///draining.grudging.passing