

# LODGE & THOMAS

ESTABLISHED 1892

## Plots 1-4 Ramoth Way, Perranporth, Cornwall TR6 0BY



*One of, if not the last, prime development opportunities within the highly popular coastal town of Perranporth, famed for its stunning family friendly and surfing beach.*

**Guide Price: £1,000,000    Freehold**

**01872 272722**

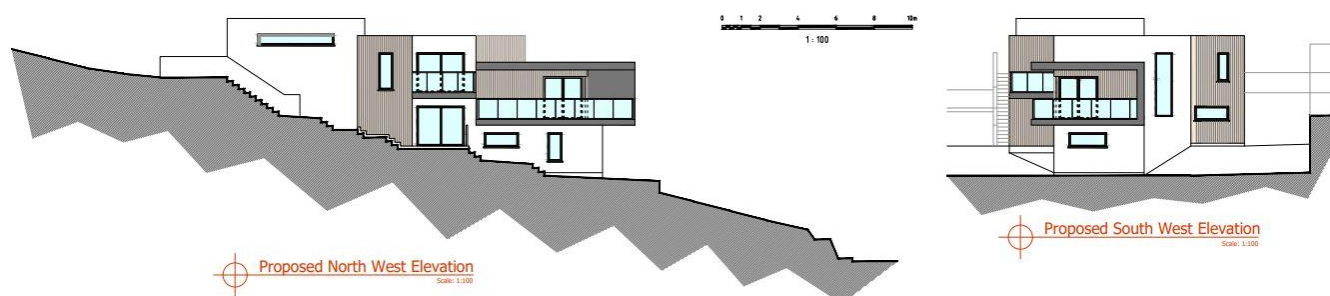
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property@lodgeandthomas.co.uk  
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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

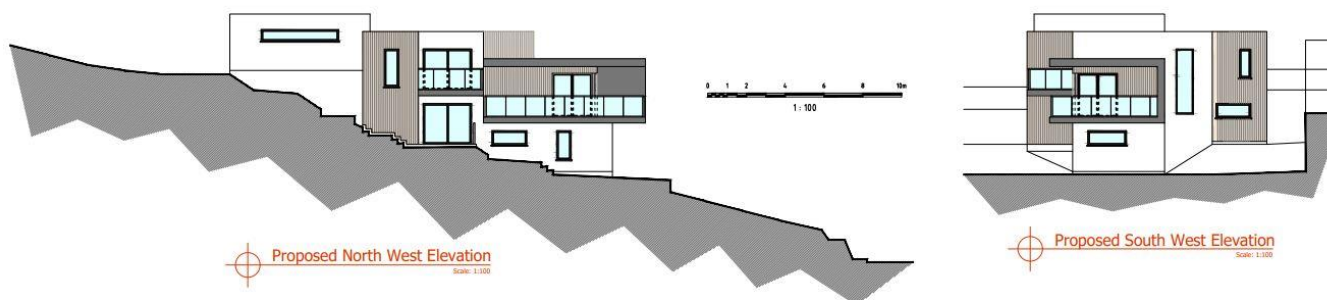
## The Site

The site extends to approximately 1.25 acres and has conditional consent to build four detached luxury homes boasting views of the sea. The prominent site slopes towards the south which means each of the potentially stunning homes will enjoy sunny aspects with further views over the town and countryside beyond. Outline consent for Plots 2 and 3 was granted on 03/11/2021 under Planning Application No. PA21/07249, with subsequent approval of reserve matters granted 05/06/2024, whilst reserve matters for Plots 1 and 4 were approved on 31/05/2024.

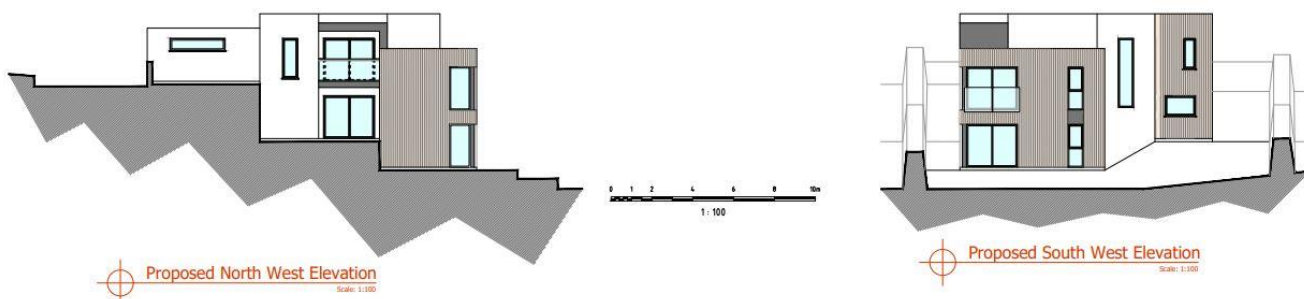
### Plots 1 & 4 Proposed Elevations

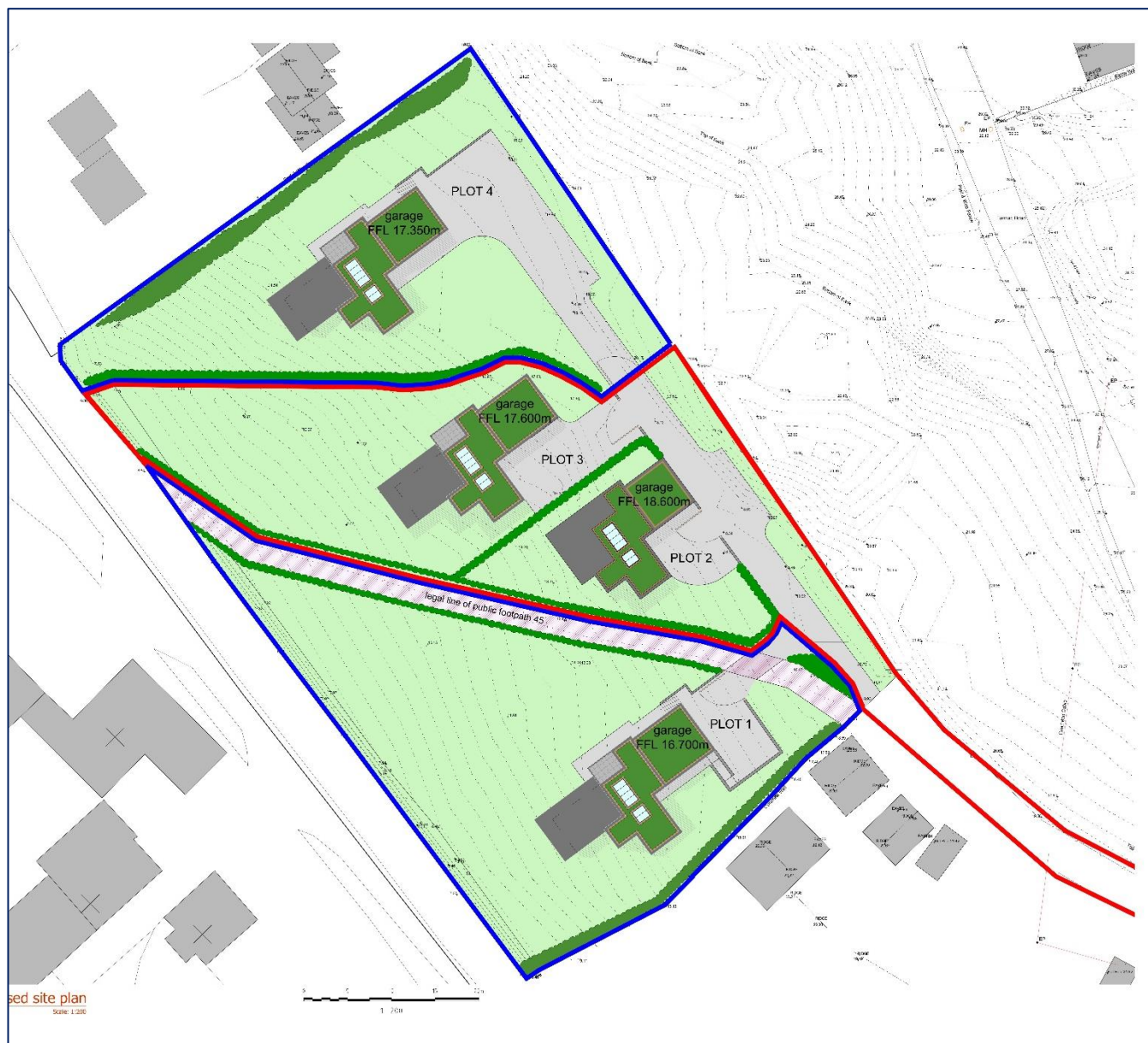


### Plot 2 Proposed Elevation



### Plot 3 Proposed Elevation





### Services

A South West Water drain runs through the lower part of the site, whilst mains water and electricity are all available nearby. Interested parties are advised to make their own enquiries to the relevant service providers.

### Wayleaves, Easements & Rights of Way

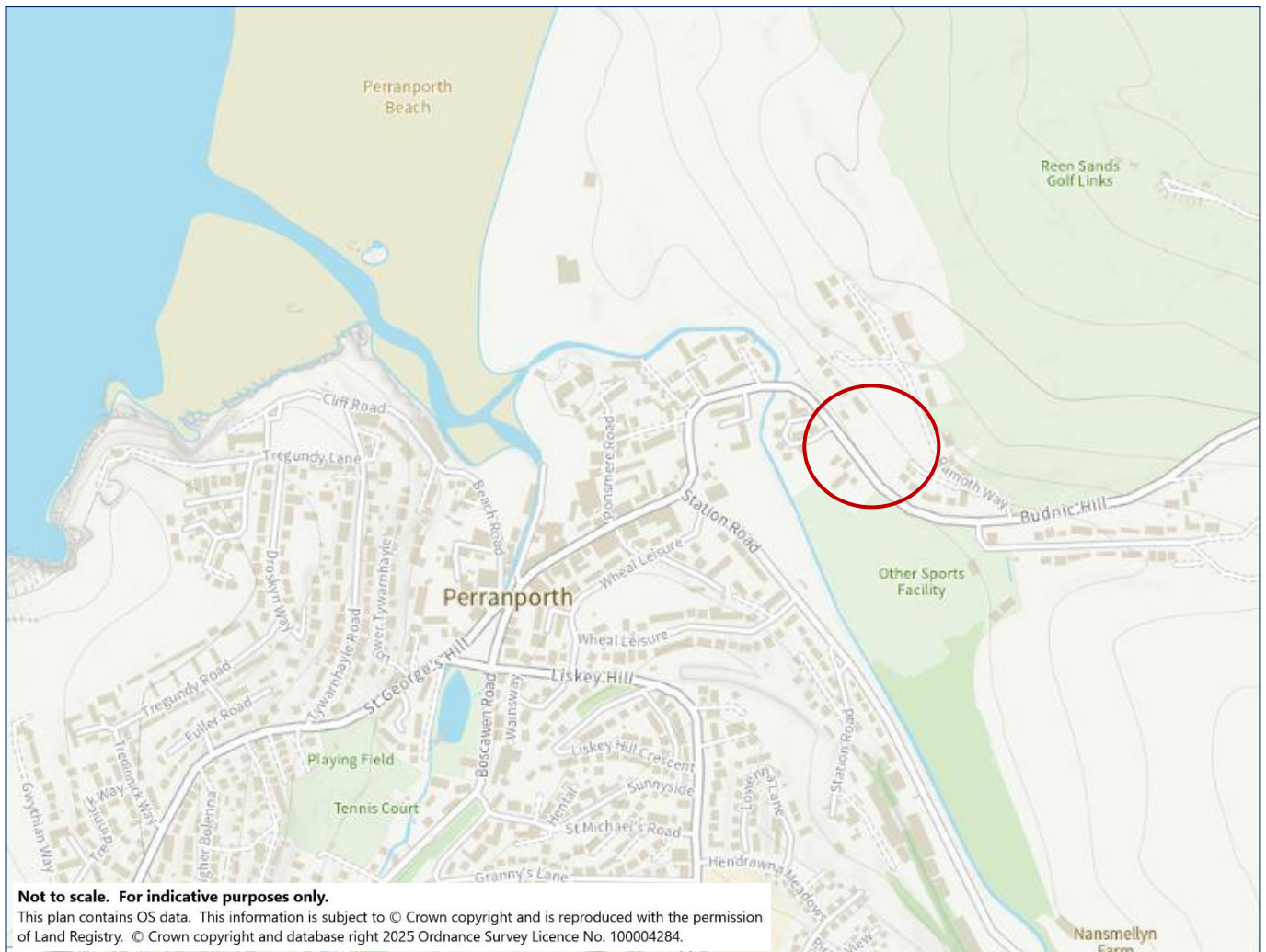
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. A public footpath runs through the centre of the site.

### 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

This enviable location is moments' walk from the sand dunes and beach, where there are regular music concerts, and coastal footpaths running both east and west along miles of the most breath-taking coastline the UK has to offer. Perranporth is a much loved coastal town located on the rugged north Cornish coast between the regions premier holiday resort of Newquay to the east (8½ miles) and the picturesque village of St Agnes to the west (4 miles). Aside from the seasonal increase of visitors, there is a lively all year round local community supporting the various amenities which include a primary school, doctors surgery, Co op supermarket, numerous shops and pubs plus a local football team. The town is easily accessible, just 5 miles off the newly dualled A30. Its central location makes for easy travelling around Cornwall, with the County's main centre for health, commerce, banking and retail within the Cathedral City of Truro (9 miles).



## 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](mailto:property@lodgeandthomas.co.uk)

## Directions

Upon entering Perranporth from the east along the B3285, the site is located on the right-hand side, immediately opposite the Texaco filling station and shop.

**what3words**///protrude.traded.ditching (to the centre of the plots)