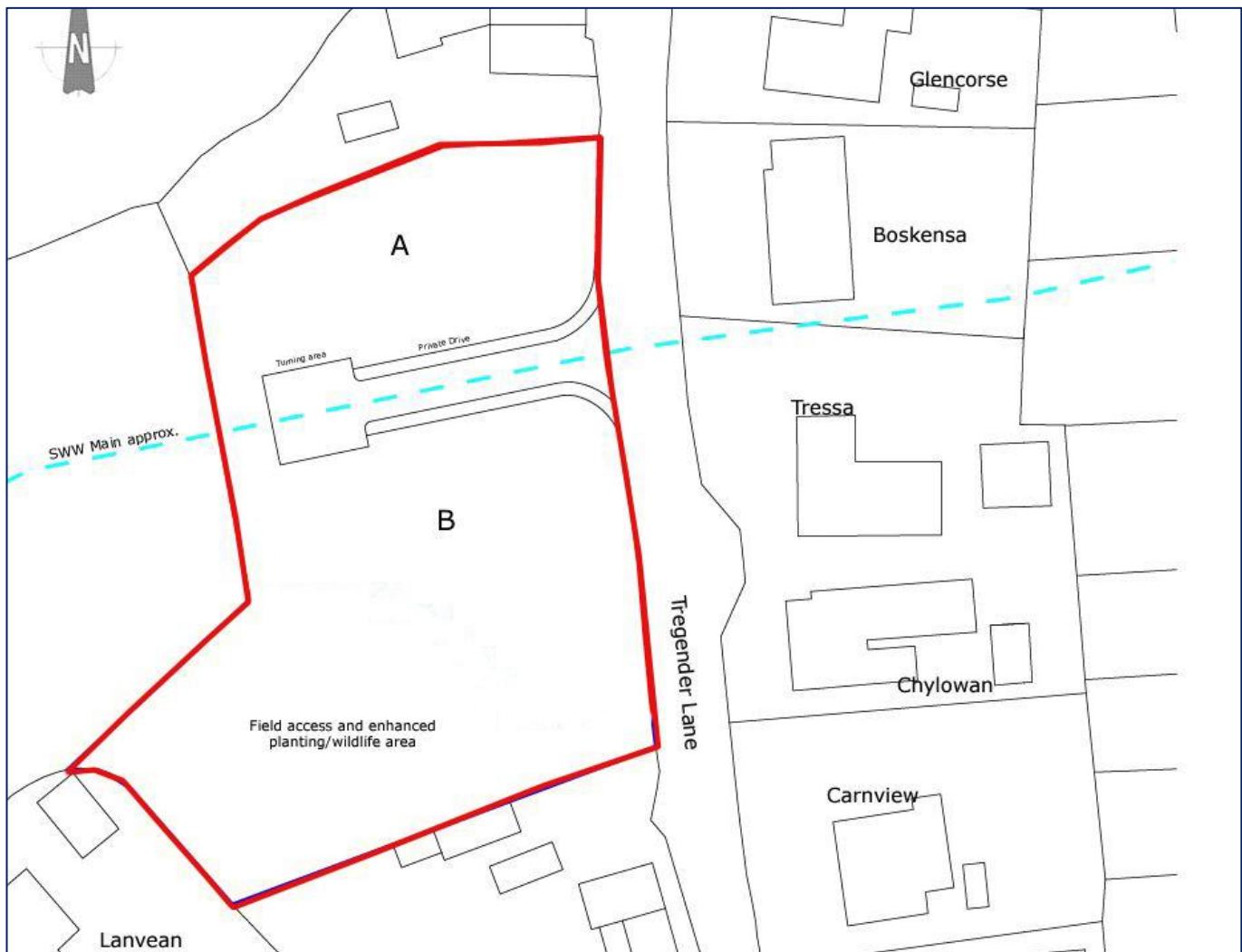


## Two Building Plots at Tregender Lane, Crowlas, Penzance TR20 8DJ



1.25 acre site with outline planning consent | Permission for up to two new, non-estate homes

Westerly aspect | Dedicated wildlife area | Popular West Cornwall village setting

**Guide Price: £200,000 Freehold**

## Situation

Crowlas is a popular village straddling the A30 in West Cornwall. The site is situated away from the main road in a quieter location and yet is within only a few minutes walk of the village store and the nearby Ludgvan primary school. For many the attraction of Crowlas is the close proximity to the stunning beaches and historic island castle of St Michael's Mount at Marazion and Long Rock. Penzance is less than 4 miles away where there is a wide and comprehensive range of shops, school, health and leisure facilities. Other major towns such as Helston, Redruth, Camborne and Hayle are within a 20 minute drive, including St Ives on the north coast.

## The Property

Outline planning consent was granted on the 08/02/2024 for up to two new homes with access directly off Tregender Lane (all other matters reserved). Full details can be found on Cornwall Council planning portal using Application No. PA23/07658. The permission provides a rare opportunity to create up to two bespoke village homes that can be designed to the wishes of its new owners. The slope to the west creates interesting potential to build either one or a pair of very special homes.



**Services:** A South West Water main runs through the centre of the site. Mains drainage and main electricity are nearby. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999

**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.

**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:** Head west down the A30 to the village of Crowlas. Turn right into Chapel Square and Tregender Lane shortly after the convenience store on the right, just after the pelican crossing. Follow this road for a short distance and the site will be found on the left hand side, just after the chapel and identified by a Lodge & Thomas for sale board. **what3words://colonies.switched.seeing**