

# Plot 1

Penmenner Road, The Lizard, TR12 7NP







# Plot 1

## Penmenner Road, The Lizard, TR12

Nestled in the picturesque village of The Lizard, Plot 1 Penmenner Road offers a rare opportunity to create your dream home with stunning sea views. With full planning permission and architecturally impressive designs, the potential of this plot is truly exciting. The plot offers tremendous privacy, being situated at the end of a private drive. Imagine waking up to panoramic views over Kynance Cove and the surrounding coastline, a sight that will never cease to amaze. The sought-after position in The Lizard village ensures not just a beautiful home, but a lifestyle that many dream of. The contemporary design of the properties adds a touch of modern elegance to the natural beauty of the surroundings. If you've been searching for the perfect location to build your ideal home, look no further. These building plots offer the chance to create a bespoke living space in a truly idyllic setting. Don't miss out on this incredible opportunity to turn your vision into reality in one of the most desirable locations in the UK.



The Mather Partnership, 25 Meneage Street, Helston, TR13 8AA

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**Guide price - £250,000**

**Location**

The most southerly village in Britain, The Lizard offers a wide range of day to day facilities to include a primary school, butchers and public house as well as a comprehensive range of shops and eateries, also within catchment for the extremely well regarded Mullion Secondary School. Standing proud in the sea, The Lizard Peninsula presents a rugged face to the elements, yet paradoxically the climate is probably one of the warmest in Britain and home to rare and endangered plants as well as the unique metamorphic Serpentine rock that it is famous for. With The Lizard as a base one is perfectly placed to access all of the delights that South West Cornwall has to offer from stunning coastal walks along the dramatic cliffs of the Lizard Point to the beautiful nearby beaches including Coverack with it's crystal clear waters, the iconic Kynance Cove and traditional fisherman's cove at Cadgwith. Wider facilities are on offer in nearby Mullion and Helston with Helston offering two major supermarkets as well as a range of schooling options.

**Accommodation**

Entrance hall  
Three/Four bedrooms

Two Ensuities  
Bathroom  
Utility  
Open plan lounge kitchen dining room  
Balcony  
Larder and WC

**Outside**

Shared driveway from Penmenner Road, this will have a management structure in place upon completion of the build. The plots will both have good size gardens, parking and garages.

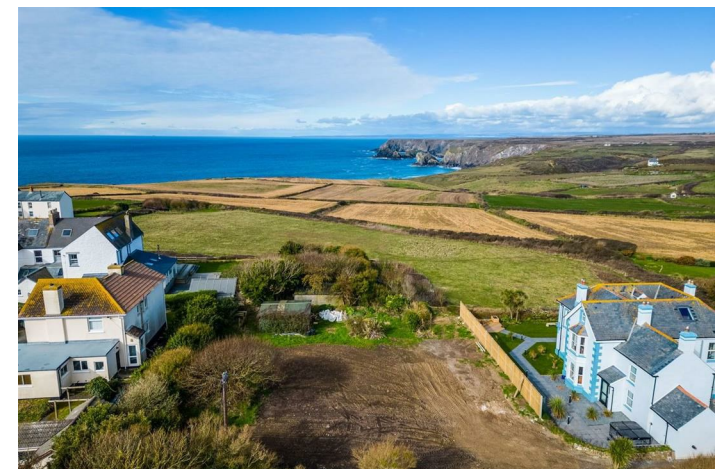
**Services**

Mains water and electricity. Air source heat pump. Solar panels.

**Council Tax - TBC**

**Agents note**

Full documents for the planning permission can be found on the Cornwall planning portal under PA23/08790. The plot is currently serviced with phase 3 electricity, drainage and water.





PROPOSED NORTH WEST ELEVATION



PROPOSED SOUTH EAST ELEVATION



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Agents note**

Our clients are happy to work with self build purchasers and discuss any potential assistance with building and financing.

**Drawings, Plans and CGI Images**

Any CGI's, plans and photographs are for identification purposes only and can be subject to change. Prospective purchasers are advised to have a physical viewing to satisfy themselves prior to purchasing the property.

**Anti Money Laundering Regulations – Purchasers**

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

**Proof of Finances**

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

**Broadband & Mobile Phone Coverage**

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



PROPOSED GROUND FLOOR PLAN 1.100 (PLOT 1)



PROPOSED FIRST FLOOR PLAN 1.100 (PLOT 1)





**PROPOSED GROUND FLOOR PLAN 1.100 (PLOT 1)**



**PROPOSED FIRST FLOOR PLAN 1.100 (PLOT 1)**

The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

