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Putting your home on the map

**Plots, Rosevidney Barton,
Crowlas, Penzance**

**£500,000
Freehold**





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Property Introduction

Nestling within a gently sloping rural valley on the outskirts of the sought-after village of Crowlas, this rare opportunity offers the chance to acquire three of four plots of land at Rosevidney Barton, TR20 9AZ, with planning permission in place for the construction of three stunning new homes. The plots occupy a predominantly enclosed former farmyard setting, offering a wonderful combination of rural character, privacy and potential. Surrounded by open countryside, the site provides an attractive setting for bespoke residential dwellings, whilst remaining conveniently positioned for access to the village of Crowlas and the wider West Cornwall area. The majority of the land is contained within the existing farmyard, creating a well-defined development area with a distinct rural character. In addition, there is an opportunity to acquire further land within an adjoining field, available by separate negotiation and subject to agreement. Access to the site is provided from the existing approach to Rosevidney Barton, leading into the enclosed farmyard and proposed development area.

This is an increasingly rare opportunity to create individual homes in a peaceful countryside location, with the benefit of planning permission already in place. The surrounding landscape provides an appealing backdrop, while the nearby village and road network offer convenient connections to the amenities and attractions of West Cornwall. The position is ideally suited to those seeking a private rural setting and the opportunity to create bespoke homes within an established countryside environment.

Location

The small hamlet of Rosevidney, surrounded by beautiful countryside whilst having easy access to the A30 which lies one mile away, with St Erth mainline Train Station two miles away.

The village of Crowlas is a short distance away and is Marazion, famous for its sandy beaches and the iconic St Michael's Mount. Marazion is popular for many water sports, including wind surfing and body boarding. The larger market town of Penzance lies just over three miles away and is the largest town in West Cornwall, here you will find a wide range of retail outlets along with the train and bus station.

ACCOMMODATION COMPRISES

There are three plots for sale with Plot 4 being a detached three bedroom house with the principal bedroom en-suite plus a family bathroom on the first floor with a living room, kitchen, dining space, utility and ground floor cloakroom plus an attached garage.

Plots 1 and 2 are both link-detached houses with the principal bedroom en-suite plus a family bathroom on the first floor with a living room, kitchen, dining space, ground floor cloakroom and garage.

SERVICES

Please note there is currently no services connected and the prospective buyers will need to install this themselves.

AGENT'S NOTE

Planning permission is in place for residential development. Full planning documentation and details of the consent are available upon

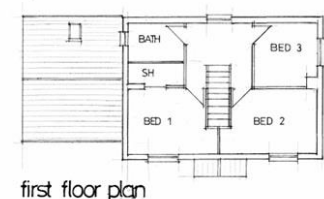
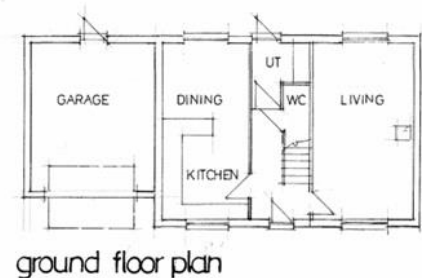
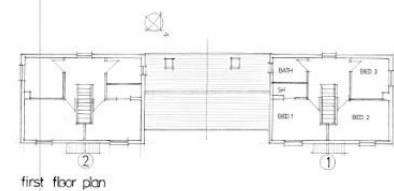
request. Further adjoining land may be available by separate negotiation.

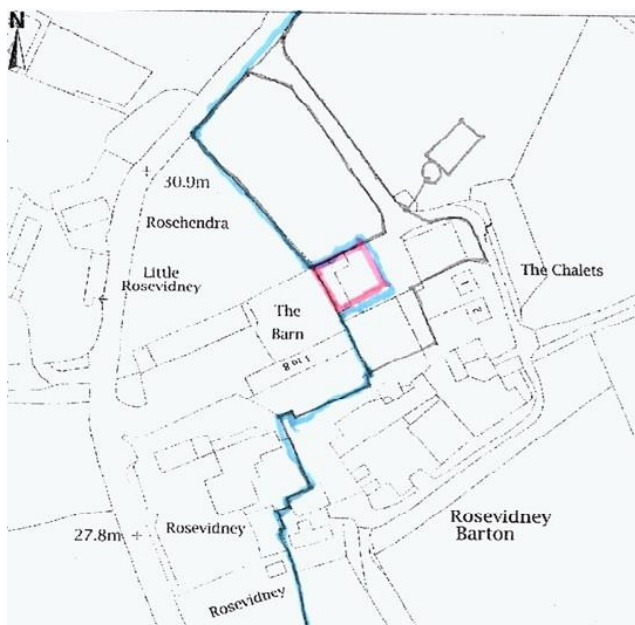
For the full details please visit the Cornwall Planning portal with planning reference PA20/072833. Plans are also available in our office to view.

Please note, viewing is strictly by appointment only.

DIRECTIONS

At the Hayle roundabout, take the A30 towards Penzance. Continue on the A30, passing St Erth and continuing towards Penzance. Pass St Erth train station through Connor Downs, and shortly afterwards, look for the Rosevidney sign on the left and turn left onto the country road. Continue along the road and cross the railway bridge. At the T-junction, turn right. Continue for approximately half a mile. You will pass Rosevidney Livery on your right. Continue towards Rosevidney Barton. The Barton is in the Rosevidney group of properties, off the road between Tregilliowe Farm and Gitchell Lane. If using What3words:- snoozing.breeze.picnic





MAP's top reasons to view this home

- Plot for the construction of three new homes
- Planning Permission in Place, no CIL payment required
- Former farmyard setting
- Rural location
- Surrounded by open countryside
- Two link-detached three bedroom houses
- One detached three bedroom house with attached garage
- Planning reference number PA20/072833



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