



Two Building Plots,
Paul, Penzance

LODGE & THOMAS
ESTABLISHED 1892

Two Building Plots

Trevithal, Paul, Penzance TR19 6UQ

Guide Prices:

Plot 1 - £225,000

Plot 2 - £385,000

Freehold

An increasingly rare opportunity to acquire two coastal building plots in an elevated position with far-reaching views on the edge of the hamlet of Trevithal, within easy reach of the coastal village of Mousehole, and the towns Newlyn and Penzance.

The Plots

Planning permission was granted for the demolition of the existing agricultural structures to be replaced with two detached four-bedroom residential dwellings – Planning Reference: PA25/02334.

Planning consent was granted 30th June 20026, Ref PA26/03030 for two slightly larger dwellings.

The proposed development is not subject to Cil.

Planning information available from the agent or Cornwall Council Planning portal.

The existing farmyard comprises block and timber framed buildings on a level site and enjoys far-reaching views over the countryside, and Mount's Bay to the Lizard Peninsula.



Plot 1 – Guide Price £225,000

The proposal is for a detached dwelling of traditional stone elevations under a natural slate roof with green credentials to include PV roof panels and air source heat pump.

The dwelling to provide gross internal floor space of 165sqm (1776 sqft) or thereabouts, to comprise; entrance lobby, a semi open plan lounge/diner, kitchen / breakfast room – with French doors onto the terrace with views out over the coast; utility room, office and shower room. To the first floor, a master bedroom suite, three further bedrooms and family bathroom.

Outside, off-road parking for cars and level gardens. The plot is edged blue on the attached plan.



Plot 2 – Guide Price £385,0000

The proposal is for a detached dwelling of stone elevations under a natural slate roof with green credentials to include solar PV panels and air source heat pump.

The dwelling provides a gross internal floor space of 165sqm (1776 sqft), and to comprise:- an entrance lobby; kitchen/breakfast room; shower room; office; utility room; semi open plan lounge/diner. To the first floor – a master bedroom to include dressing area and en-suite shower room, two further double bedrooms, a single bedroom and family bathroom.

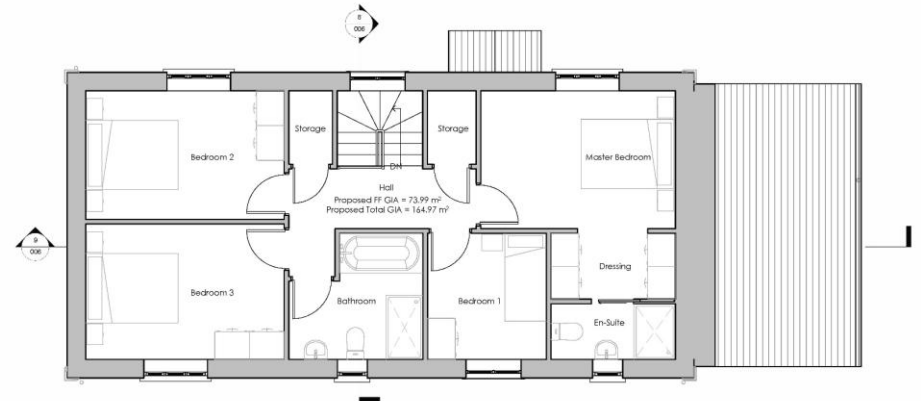
Outside, level gardens with adjoining paddock extending to 2.5 acres or thereabouts. From the paddock extensive views of the surrounding countryside and coastline are enjoyed.

By separate negotiation further land could be acquired. The plot and paddock are edged red on the attached plan.





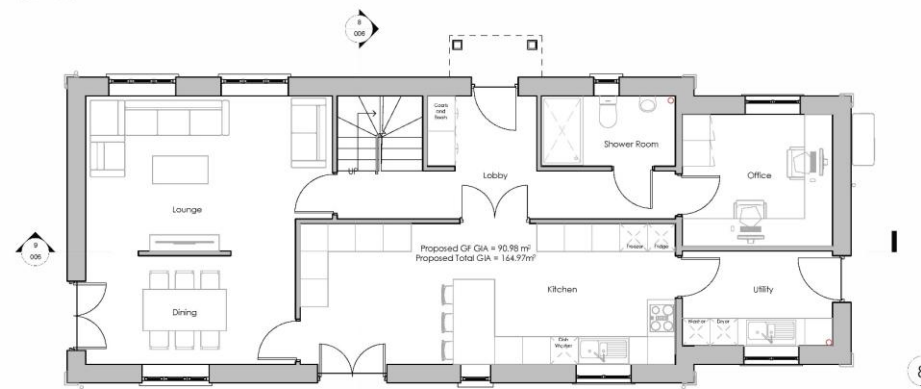
2 Plot 1 - Proposed First Floor Plan
1:50



2 Plot 2 - Proposed First Floor Plan
1:50



1 Plot 1 - Proposed Ground Floor Plan
1:50



1 Plot 2 - Proposed Ground Floor Plan
1:50

Proposed Services

Mains electricity, mains water, private drainage. Agent's Note: The cost of bringing electricity to the site, for both plots has been estimated to be £4500 plus trenching works. 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 along the access track out through the field of Plot 2. Plot 1 will have the benefit of a right of way over the first part of the access track.

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

Situated in a rural position, Trevithal is a rural hamlet comprising character houses and is accessed off a no through road. The hamlet lies within half a mile of the beautiful villages of Paul, Mousehole, famed for its quaint harbour and Christmas lights with 1 mile and Newlyn, and Penzance within 3.5 miles. Penzance, the main administrative centre for West Cornwall, provides an extensive range of retail and professional services along with educational and leisure facilities. The nearby Mounts Bay provides sailing and water sports activities and also extensive walks along the South West Coast Path, which provides access to many scenic spots including Pedn Vounder Beach, Lamorna Cove, the Minack Theatre and St Michael's Mount. There are great transport links with the A30 nearby and the mainline railway station at Penzance on the London Paddington line.

Viewing

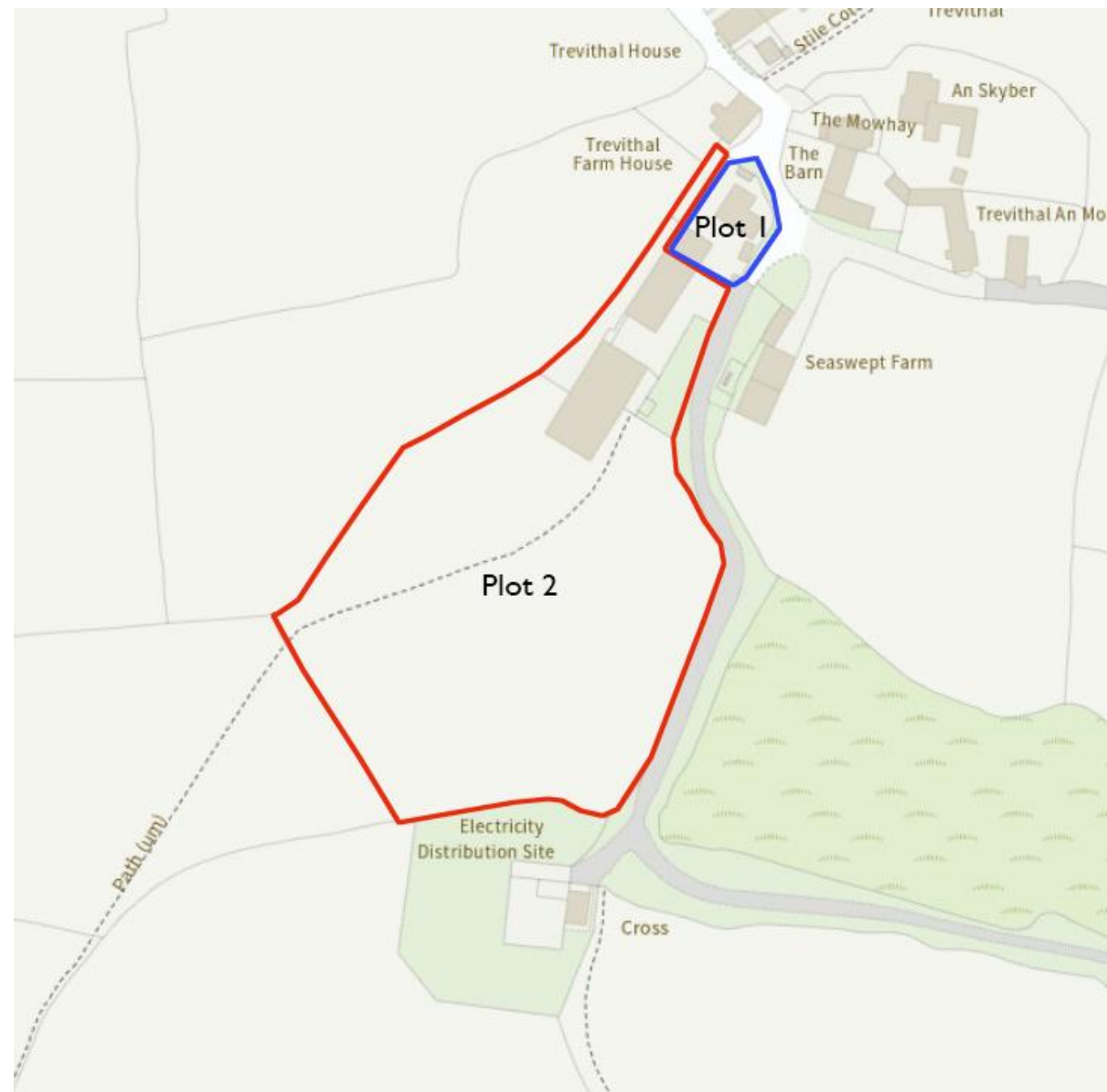
Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Directions

Upon entering the hamlet of Trevithal the plots will be found on your right-hand side as marked by the Lodge & Thomas for sale board.

what3words///alpha.force.rop



Not to scale. For indicative purposes only.

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