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Putting your home on the map

Rame Cross, Penryn

£775,000 Freehold







COADE architectural design

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Penryn

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Property Introduction

An exceptional opportunity to acquire a prime residential development site situated in the sought-after village of Rame, perfectly positioned just off the main road connecting Helston and Falmouth.

Designed by architects Coade Architectural Design, this thoughtfully planned scheme comprises nine homes in total, featuring five open-market residential dwellings alongside four affordable homes.

The site blends traditional Cornish aesthetic with modern energy-efficient design. Planning Permission has been granted under planning reference PA25/07105.

Location

Set against a tranquil backdrop of rolling Cornish fields, the development offers the ideal mix of rural surroundings and direct highway connectivity. The waterside town of Falmouth is approximately six miles distant with its university campus, historic harbours, choice of sandy beaches and a vibrant local arts and dining culture.

The market town of Helston is approximately five miles distant and provides major supermarkets, primary and secondary schools, and broad local amenities. Rame village has a popular public house, a Post Office shop and is on a bus route linking Falmouth, Helston and the broader Lizard Peninsula. A range of wider facilities are also available in nearby Stithians, Longdowns, Gweek and Porkellis.

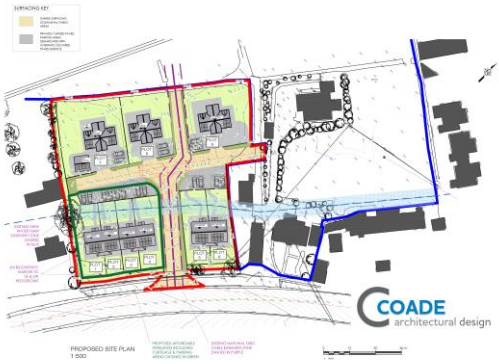
KEY HIGHLIGHTS

The development comprises of nine dwellings in total, delivering a balanced scheme comprising five open-market homes and four designated affordable dwellings in a prime location situated just off the A394 corridor in Rame, offering direct, convenient access to both Falmouth and Helston and surrounding villages and the Helford River.

The architect-designed scheme incorporates local Cornish style with slate-effect roofing, natural stone quoins, timber cladding, and modern PV solar panels.

The development includes two types of well designed three bedroom terraced/semi-detached homes and generous four bedroom, detached family properties.

The plots are generous and include private enclosed rear garden space, off-street driveway parking, and landscaped communal/shared access infrastructure.



SITE INFORMATION

The site currently is an agricultural field located on the south western outskirts of the village of Rame Cross. The A394 Helston to Falmouth highway traverses the south eastern boundary with open agricultural land and a playing field to the north west. Residential properties adjoin the site to the north east and south west.

The mix of housing proposed is four affordable three bedroom terraced homes, three large four bedroom detached open market homes (1 with a detached garage) and two semi-detached three bedroom open market homes. The site layout plan illustrates a new centralised access from the A394 with a pedestrian friendly shared surface linking to the existing footway on the highway traversing the site frontage. The smaller semi-detached units will occupy the site frontage with the three larger units set back to the rear beyond the new estate road.



The remainder of the site is laid out to private amenity space and on-site parking provision serving each plot.

HOUSE TYPE ONE - THREE BEDROOM HOME

The ground floor offers a welcoming entrance hallway with cloakroom/WC, a dual-aspect open-plan kitchen and dining room with garden access and a spacious separate living room. To the first floor there is a principal bedroom, second double bedroom, single third bedroom/home office, and a central family bathroom.



HOUSE TYPE TWO - FOUR BEDROOM HOME

The ground floor has a covered front porch, a central hallway, a large main living room and an open-plan modern kitchen and dining area opening onto private gardens, there is a ground floor fourth bedroom/guest suite, a ground-floor bathroom and a dedicated utility room. To the first floor is a principal bedroom with built-in wardrobe/dressing area, two further spacious double bedrooms and a main family bathroom.



SERVICES

Mains metered water, mains electricity, private drainage.

AGENT'S NOTES

The Council Tax banding is being assessed as they are new builds. Please note, the images have been reproduced with the permission of the architect and involve the use of CGI.

DIRECTIONS

Travelling from Helston towards Falmouth on the A394, entre the village of Rame with the Halfway House Public House on your right. Approximately 250 yards from this, the entrance to the site can be found on the left hand side. The land is between Ivy Cottage and Cob Web Cottage. If using What3Words:- housework.standard.static





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MAP's top reasons to view this home

- Prime residential development opportunity
- Planning for 9 plots in total
- Planning reference number is PA25/07105
- Four affordable three bedroom terraced homes
- Three detached four bedroom open market homes
- Two semi-detached three bedroom open market homes
- Architect-designed scheme
- Generous plots
- Off-street driveway parking
- Enclosed rear gardens

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