



1/2 Acre Building Plot  
Sancreed, Penzance

LODGE & THOMAS  
ESTABLISHED 1892

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## Land South of Boskyydu

Sancreed, Penzance,  
Cornwall TR20 8RL

**Guide Price - £450,000 – Freehold**

With far reaching countryside views towards Mounts Bay, a parcel of land situated on the northern edge of the village of Sancreed with the benefit of Outline Planning Permission for up to two dwellings.

Application No. PA20/06302 dated 8th Sept 2020  
(Details available on Cornwall Council's on-line planning portal)

### Situation

The land is adjacent to a Council maintained single track lane which runs from the village of Sancreed towards Sellan. Sancreed is an area well renowned for its ancient history and monuments including various iron and bronze age hillforts, Sancreed Beacon and Carn Uny settlements. There are several manor and estate houses nearby including the privately owned Trereife House, The National Trust Trengwainton, Trewidden House and Garden as well as the famous open air Minack Theatre at Porthcurno and St. Michael's Mount off Marazion. The harbour town of Penzance is about 4 miles distant and provides an extensive range of health, leisure, education and business services, supermarkets and retail facilities, cafes, pubs and restaurants as well as a railway station on the main London Paddington line together with ferry links to the Isles of Scilly.

*ST JUST 3½ MILES \* PENZANCE 4 MILES \* ST BURYAN 4 MILES  
SENNEN 6 MILES \* LAND'S END 7 MILES \* PORTHCURNO 8 MILES*



## The Land

An exciting opportunity to acquire an attractive parcel of land in approximately ½ an acre, with Planning Permission for either a single bespoke residence or two dwellings. The plot is complimented with distant views out to Mounts Bay to the south east and across open farm countryside into the surrounding hills to the north west. The plot is bounded by Cornish hedges to three sides and the purchaser will be required to install a new boundary on the fourth side.

The Planning Permission is set within land which is in an area of Great Landscape Value and adjacent to an Area of Outstanding Natural Beauty. The new prospective purchaser will need to create access to the land from the highway. The permission is promoting an energy efficient property with natural materials.

**CIL LIABILITY:** Development would be subject to Cil, unless exempt. Band 3, current rate £100 per sqm.

**SERVICES:** We understand there is water & power nearby. None of these services have been tested and therefore no guarantees can be given.

**WAYLEAVES, EASEMENTS & RIGHTS OF WAY:** The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

**RESTRICTIVE COVENANT:** There will be restrictive covenant within the sales contract limiting any development to three dwellings.

**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 each of the statements contained in these particulars. The attached plan is not to scale and is for the purpose of identification only. Although believed to be correct the accuracy of the plan is in no way guaranteed nor does it form part of the Contract.

**VIEWINGS:** At any reasonable time and in accordance with the Countryside Code. Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

**what3words**///skippers.spades.blunt







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