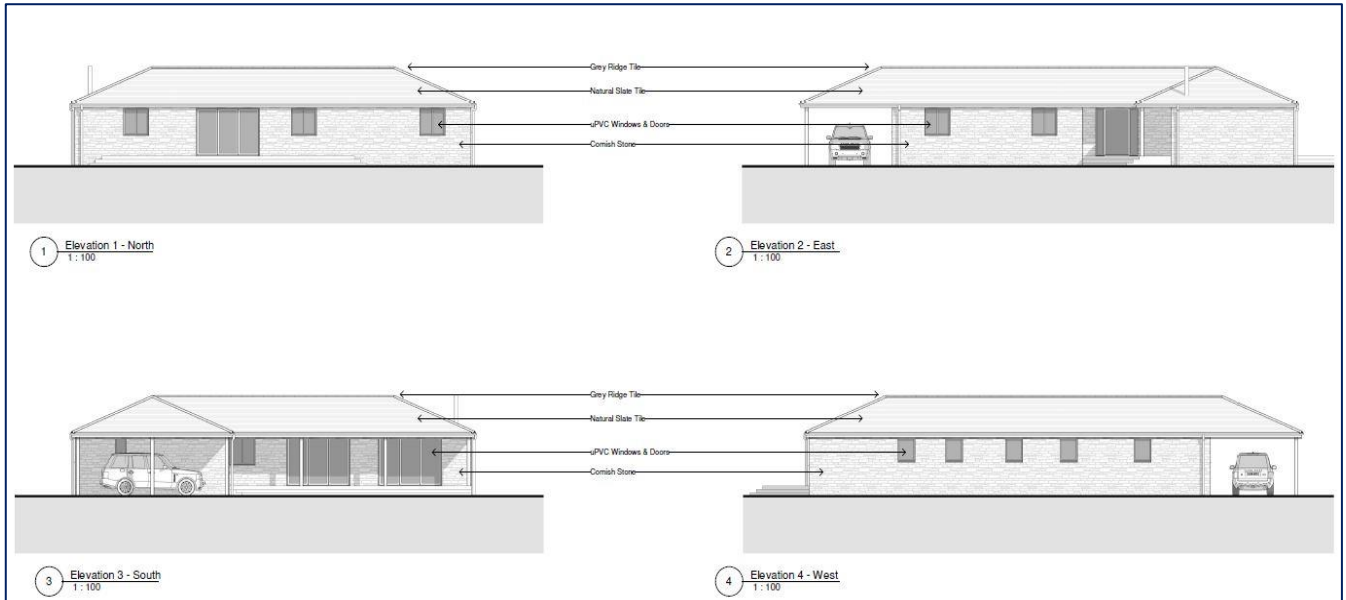


# LODGE & THOMAS

ESTABLISHED 1892

## Building Plot, Rose in the Valley, The Lizard, Helston TR12 7LH



A rare opportunity to acquire a building plot, with adjoining land, if required, in an Area of Outstanding Natural Beauty with a consent for a detached 2/3 bedroom bungalow within easy reach of Kynance Cove and The Lizard Village.

**Guide Prices: £200,000 or £250,000 with adjoining field**

**Freehold**

**01872 272722**

58 Lemon Street Truro Cornwall TR1 2PY  
info@lodgeandthomas.co.uk  
lodgeandthomas.co.uk

Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## Situation

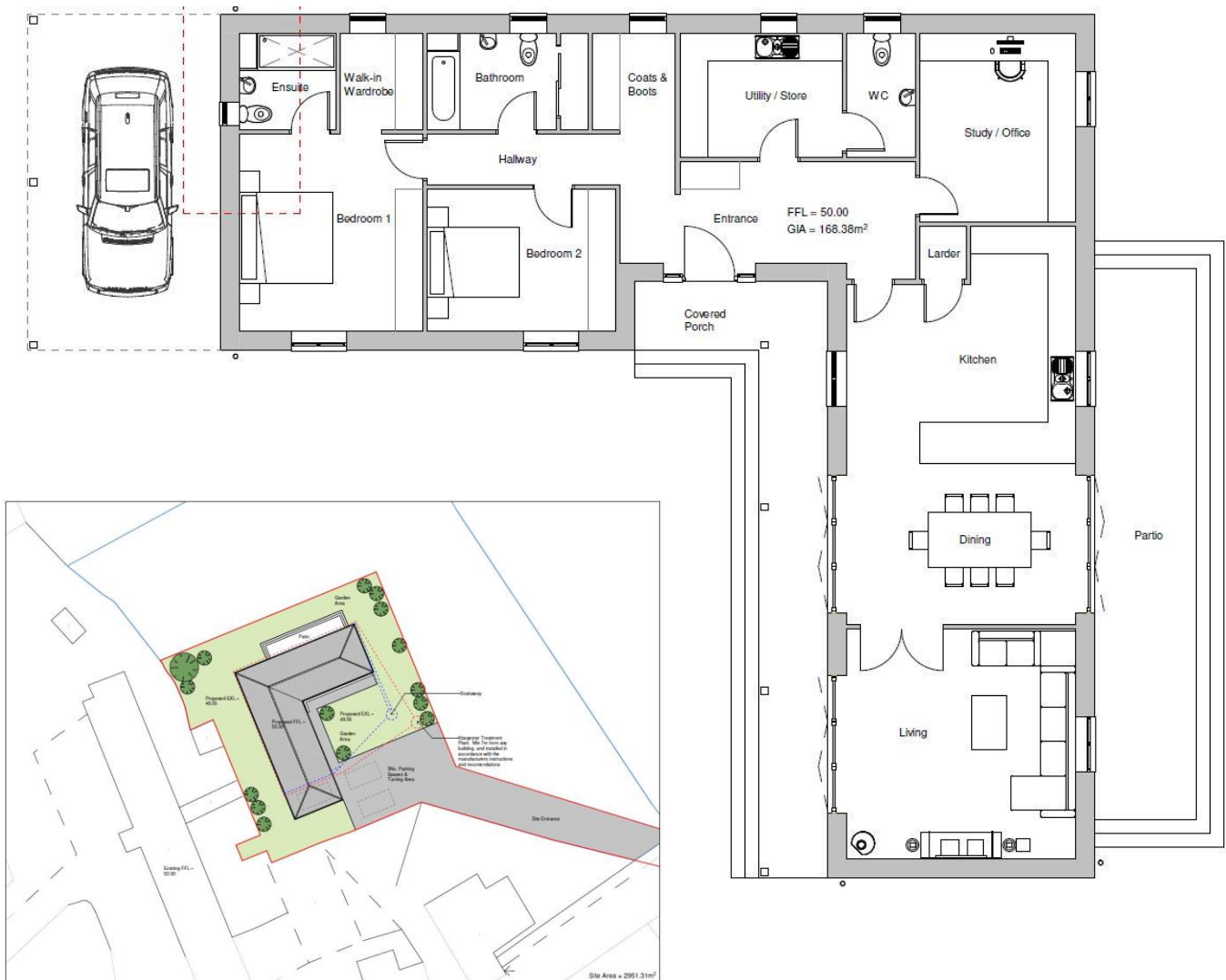
The Lizard Peninsula, which is scheduled as an Area of Outstanding Natural Beauty has beautiful coastal scenery, sandy bathing beaches and leisure facilities including an 18 hole Mullion Gold Course overlooking historic Gunwalloe Church Cove. The site is located 1½ miles distant from The Lizard Village, the most southerly point of the UK and the village is a thriving community throughout the year and has a local public house, junior school, nursery, various shops, doctor's surgery, Post Office, garage, restaurant, cafés, as well as popular sports clubs.

## The Property

Accessed off an unmade track, serving other properties, the plot is accessed via a private gateway onto a level site. Planning consent obtained on the 18<sup>th</sup> January 2023 for the demolition of a building previously approved for conversion PA21/10718 for the construction of a detached bungalow, 2/3 bedrooms, 2 bathrooms, kitchen/diner/living room, utility room/store with separate cloakroom.

The plot lies on a level site extending to approximately 0.8 of an acre. (0.323)

Adjoining the site, edged blue, available by separate negotiation is a level field bounded by mature hedge banks and extending in all to approx. 2.1 acres or thereabouts and would be suitable for grazing of livestock, horses or indeed growing of crops.



**Proposed Services:** Mains electricity, private water, private drainage.

**Community Infrastructure Levy:** A Cil charge of £2249.45 is applicable unless an exemption is applicable. Further details from the agents.

**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.

**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.

**Viewings:** Strictly by prior appointment with the sole selling agent Lodge & Thomas  
Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

**Directions:** From Helston take the A3083 to The Lizard, after passing the Mullion junction, travel for approximately 2 miles where an entrance will be found on the right-hand side just after the turning for Ruan Minor. Proceed down this unmade tack and the gateway to the site will be found on the right-hand side, as marked by Lodge & Thomas for sale board.

**what3words**///strategy.caps.intruding to the entrance gateway.

