

# LODGE & THOMAS

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## TWO BUILDING PLOTS AT MAYON FARM, SENNEN, PENZANCE, CORNWALL TR19 7AD



**Two building plots for holiday let use | Outline planning consent for two attached holiday letting units | Rare opportunity | EPC Rating: Exempt**

An exceptionally rare opportunity to acquire a good sized parcel of land with outline planning consent for the construction of two holiday letting properties within the village of Sennen and easy access to the beautiful sandy beaches of Sennen Cove and Whitesands Bay.

*Viewing is strongly recommended*

**Guide Price: £180,000 Freehold**

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers



## Situation

Just over one mile from Lands End and a short walk to Sennen Cove which was originally established as a fishing station and which still supports a small fleet of fishing boats. Next to the Cove is Whitesands Bay, just under a mile long of sandy beach leading onto Gwenver beach, one of the best surfing beaches in Cornwall.

Also, approximately 1.1 miles distant is the splendour of Lands End and the varied amenities that are available.

Passing through Sennen Cove is the coastal foot path which is undoubtedly the best way of appreciating the dramatic scenery of this unspoilt peninsula. Sennen Cove and Sennen village offer a range of local facilities including shops, restaurants and public houses whilst the market town of St. Just is 5 miles away, and Penzance is approximately 8½ miles to the east. Penzance is the main commercial centre for the Penwith Peninsula and has a main line railway station linking with London Paddington.

## The Land

Likely to be of interest to a small developer or leisure investor, a rare opportunity to acquire a level site for a pair of extremely attractive holiday let properties with good site access along a private lane from the Council road.

The development is framed on two sides by open farmland and the historic farm buildings on the other two. On sunny days the land benefits from sunshine throughout the day.



## Planning

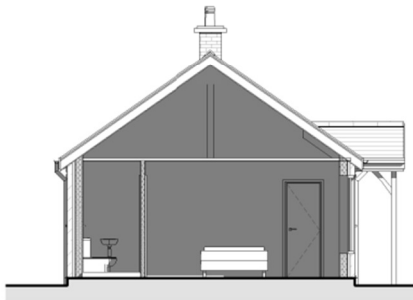
A grant of planning consent was issued by Cornwall Council on the dated 21st September 2021 under cover of Appeal Decision Reference APP/D0840/W/21/3277598 for the construction of two holiday units in the garden of Sennen Rise at Mayon Farm. Interested parties must make and rely on their own enquiries to the local planning authority on 0300 1234 151.

A handsome pair of single storey holiday let residences are proposed with natural slate roof with false brick chimney stacks and terracotta ridge tiles over stone faced elevations with timber windows and doors. Other distinctive features include the gabled open entrance porch and attractive raised quoin stones.

Internally, each property will extend to about 657 sq ft with open plan living/dining/kitchen areas and two double bedrooms, each with en-suite facilities.

## Outside

Both the front and rear of the properties will have generous level gardens, and private parking spaces are provided for at least four cars in the area shown on the plan which is to be included in the sale of the land. Please note an alternative location, as shown on the site plan, is offered instead of this area to allow the separation of the neighbouring property from the new development. This area allows for a greater number of vehicles and will be for the private use of the new development.



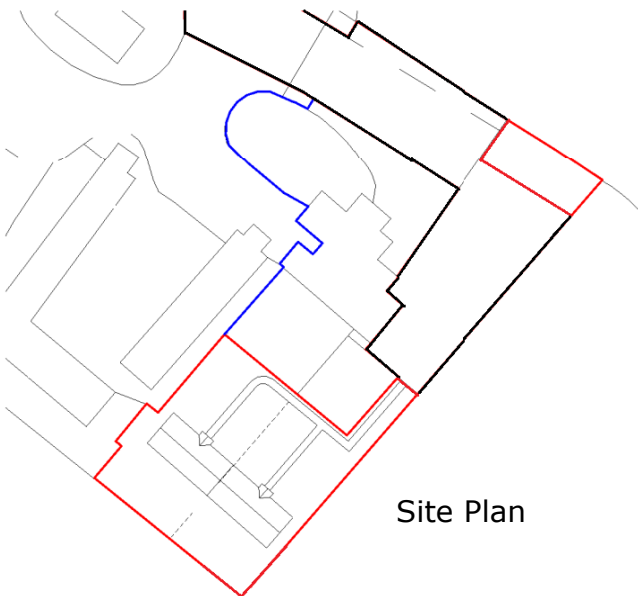
2 Section B-B  
1:50



3 3D View 1



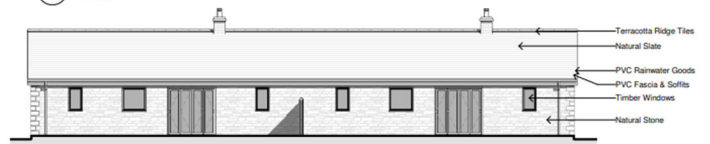
4 3D View 2



Site Plan



2 North East Elevation  
1:100



5 South West Elevation  
1:100



4 North West Elevation  
1:100



3 South East Elevation  
1:100

## PLANNING CONDITIONS:

1. The development hereby permitted shall be begun before 27th October 2024.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the first occupation of each dwelling hereby permitted, the parking and turning areas shall be laid out and constructed in accordance with approved drawing no 1452/001B, and the said areas shall not thereafter be obstructed or used for any other purpose.

Reason: In the interests of highway safety and in accordance with the aims and intentions of Policy 27 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraph 110 of the National Planning Policy Framework 2021.

4. The development hereby permitted shall be used as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of each individual unit on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Reason: The creation of an independent dwelling would be undesirable because of the countryside location which would conflict with policy 7 of the Cornwall Local Plan Strategic Policies 2010 - 2030 and to accord with the terms of the permission in the interests of proper planning.

## CIL Information

Pursuant to Section 73 of the Town and Country Act 1990, there will be no CIL charge on this permission as there is no net increase".

**Proposed Restriction:** Only cars and vans may be parked in the car parking spaces allocated for the holiday letting units

Local Authority: Cornwall Council, General Enquiries: 0300 1234 100, Planning: 0300 1234 151. [www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**Services:** It is understood mains water and electricity are available. The route of connection will be via the yellow line shown on the location plan. This route of easement is for the laying of mains water and electricity. Please note: - The easement will be provided by Sennen Rise and the cost of the laying services along this route will be shared with Sennen Rise. The easement will be extended through the site to the curtilage of Sennen Rise. The drainage scheme requires a sewerage treatment plant to be designed together with the soakaway and run-off within the site. Prospective purchasers must verify the availability and cost of connection of services for themselves.

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999

**Viewings:** Strictly by appointment with the sole selling agents Lodge & Thomas. Tel: 01872 272722.

**Directions:** Take the A30 towards Sennen, but ignore the right turn along Cove Road, continuing straight across the roundabout. Travel for 400 yards and turn left into Mayon Farm. Follow the track and bear round to the left and park next to Sennen Rise.

[what3words///cyber.mime.ledge](https://www.what3words.com/cyber.mime.ledge)