

Building Plot opposite 3 Rame Villas, Rame Cross, Penryn TR10 9DX



An exciting opportunity to acquire an individual building plot with outline permission for a single dwelling, located in a semi-rural position on the outskirts of Rame village with good access links to Truro, Redruth and Falmouth.

Guide Price: £100,000 Freehold

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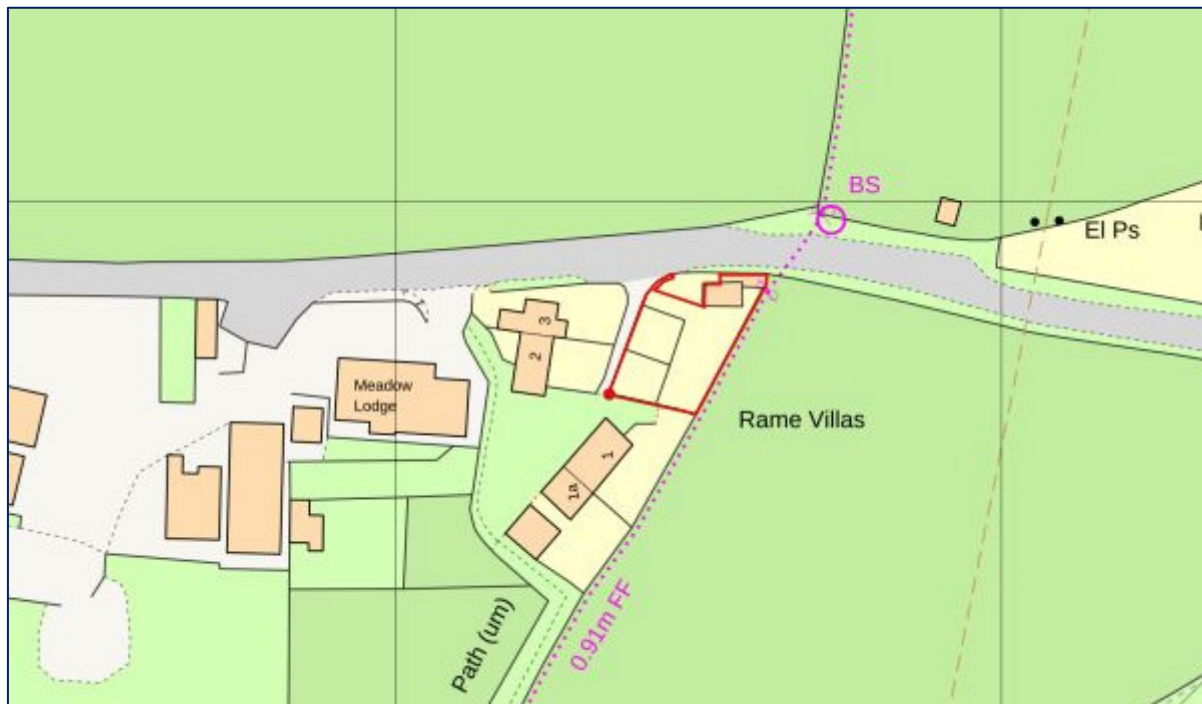
Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

The site is located on the outskirts of Rame village which is ideally suited for access into Truro, Falmouth and Redruth. The site lies within a cluster of older dwellings and is set off the main road. There are everyday conveniences available in Rame and Longdowns and Wendron Cricket & Football Club in nearby Carnkie, offers a range of social events.

The Plot

The site was formerly a garden for one of the cottages opposite and in September 2023 permission in principal was granted for the erection of a single dwelling on the site (planning application PA23/07455). This presents the opportunity for one to design a property to their own specification and to submit detailed planning for a property style of their choosing. Already on the site is a former garage and outbuilding which will no doubt provide useful storage for the new dwelling. From the roadway is a track used by the immediately surrounding properties and which is proposed to allow vehicular access onto the site.



Services: No services connected to the site. NB: the septic tank for No. 3 Rame Villas is located within the plot. Interested parties are advised to 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

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.

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.

Viewing: You may view the plot without an appointment, during daylight hours. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: Proceed out of Longdowns heading towards Helston and before entering Rame, take the right hand turning towards Wendron shortly before and opposite the sign for Nick Ferris Skip Hire. Proceed along this road as it bears to the left and the plot will be found on the left hand side, identified by a Lodge & Thomas for sale board.

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