

## Development Site Adjacent to Blue Horizon, Castle Gate, Ludgvan, Penzance TR20 8BG



A truly rare opportunity to purchase a development site for two houses, on a clear level plot with detailed consent for two detached properties. This site has breathtaking views over St Michael's Mount, Mounts Bay and miles of countryside and is located in a prominent, non-estate setting fronting the B3301 close to the north coast between St Ives and Penzance

**Guide Price: £375,000 Freehold**

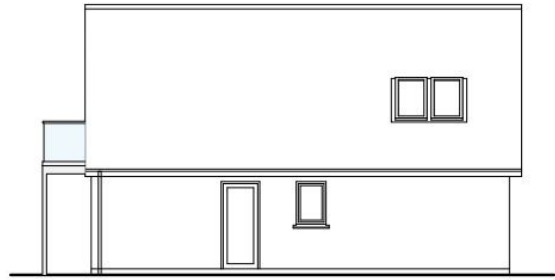
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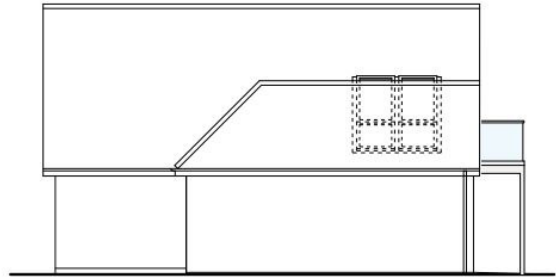
**south east elevation**



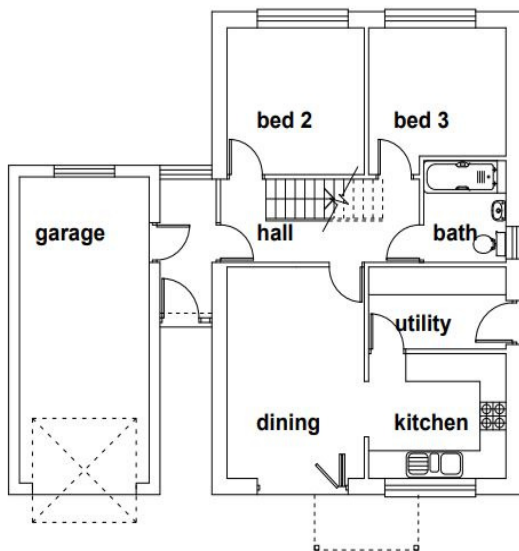
**north east elevation**



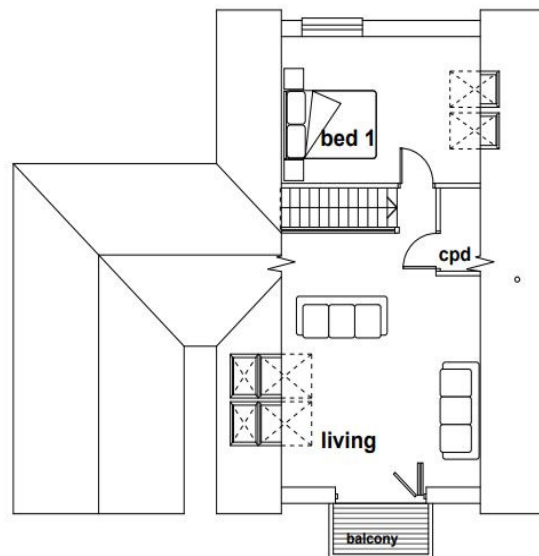
**north west elevation**



**south west elevation**



**ground floor plan**



**first floor plan**

## The Site

This clean level site with direct access onto the Council highway, was granted Conditional Planning Consent for the erection of two dwellings and associated works including their new access and improvement of an existing access for Blue Horizon was granted on the 11/08/2022 under planning reference: PA22/07379. It is worth noting that there is no Community Infrastructure Levy (CIL) payable as the application does not increase upon the floor space of the original pre-CIL permission.

The detailed drawings provide for a pair of three bedroom detached chalet style homes, each with its own garage. The homes will have first floor lounges, taking in the spectacular views in a south-easterly direction across St Michaels Mount, Mounts Bay and the coastline and countryside beyond.



**Services:** Mains water and electricity are available nearby. Private drainage system serving the two properties will need to be installed.

**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.

## Situation

Castle Gate is a small rural community 3 miles north of Penzance on the B3311 to St Ives. This central location within west Cornwall means that the wide and varied amenities of the historic port of Penzance on the south coast are close to hand. Here there is a wide range of schooling, shopping, commercial and health facilities including a hospital. Penzance is famous for its maritime background as is the neighbouring picturesque fishing port of Newlyn. Many of the peninsula's most well known beauty spots and attractions are easily accessible including the Iron Age village of Chysauster, the iconic engine house ruins of Botallack, Lamorna, the artists' mecca of the south-west and of course the UK's western most extremity at Land's End. The famed fishing port and artist's mecca of St Ives on the north coast is 4 miles away, whilst the A30 at Crowlas is 2 miles away, ideal for commuting to the larger towns of Camborne, Redruth and Truro, all of which are within a 25 mile radius.

**Viewing:** Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

**Directions:** from the crossroads in the village of Crowlas on the A30, take the B3309 signposted Ludgvan, Nancledra and Chysauster. Follow this road through the village of Ludgvan to the junction on the B3311. Here turn right signposted St Ives 5 miles. Follow this road for a short distance whereupon the site for sale will be found on the left hand side identified by a Lodge & Thomas for sale board opposite the layby.

**what3words**///marine.scrapped.searched

