

LODGE & THOMAS

ESTABLISHED 1892

Building Plot, The Square, The Lizard TR12 7NJ



Individual building plot | Central village location | Proposed 3 bedroom detached house

A rare opportunity to purchase an individual building plot in the heart of The Lizard village. Detailed planning consent for a three bedroom detached house with detached garage, parking and gardens.

Guide Price: £165,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

SITUATION

The Lizard village is mainland Britain's most southerly village and offers a truly spectacular coastline, indeed the area is designated as an Area of Outstanding Natural Beauty (AONB). The village provides a range of amenities including Post Office, food stores, butcher and a number of public houses and restaurants. There is a primary school in the village, and the nearest secondary school is in Mullion, which is approximately four miles distant.

THE PLOT

The plot currently forms a garden to the neighbouring property and occupies a level site in the very heart of the village. Planning permission was granted in August 2022 (PA22/04412) for the erection of a detached dwelling and the proposed accommodation will comprise entrance hall, study, L-shaped open plan kitchen/dining/living room, utility and w.c. to the ground floor with three double bedrooms - the master with an en-suite shower room - and a family bathroom to the first floor. A detached garage is proposed and there will be parking space for two or three vehicles as well as gardens to the front and rear. This presents a very rare opportunity in such a special location.



SERVICES

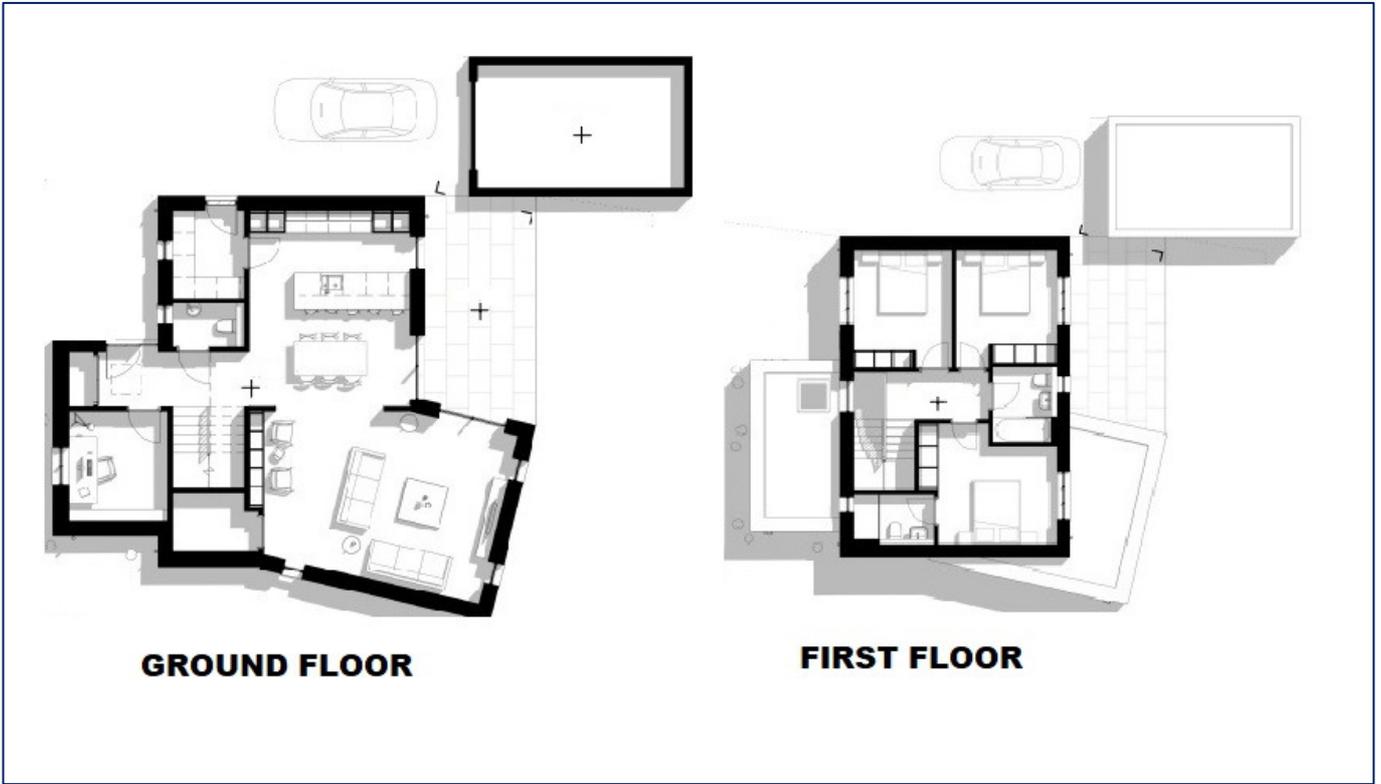
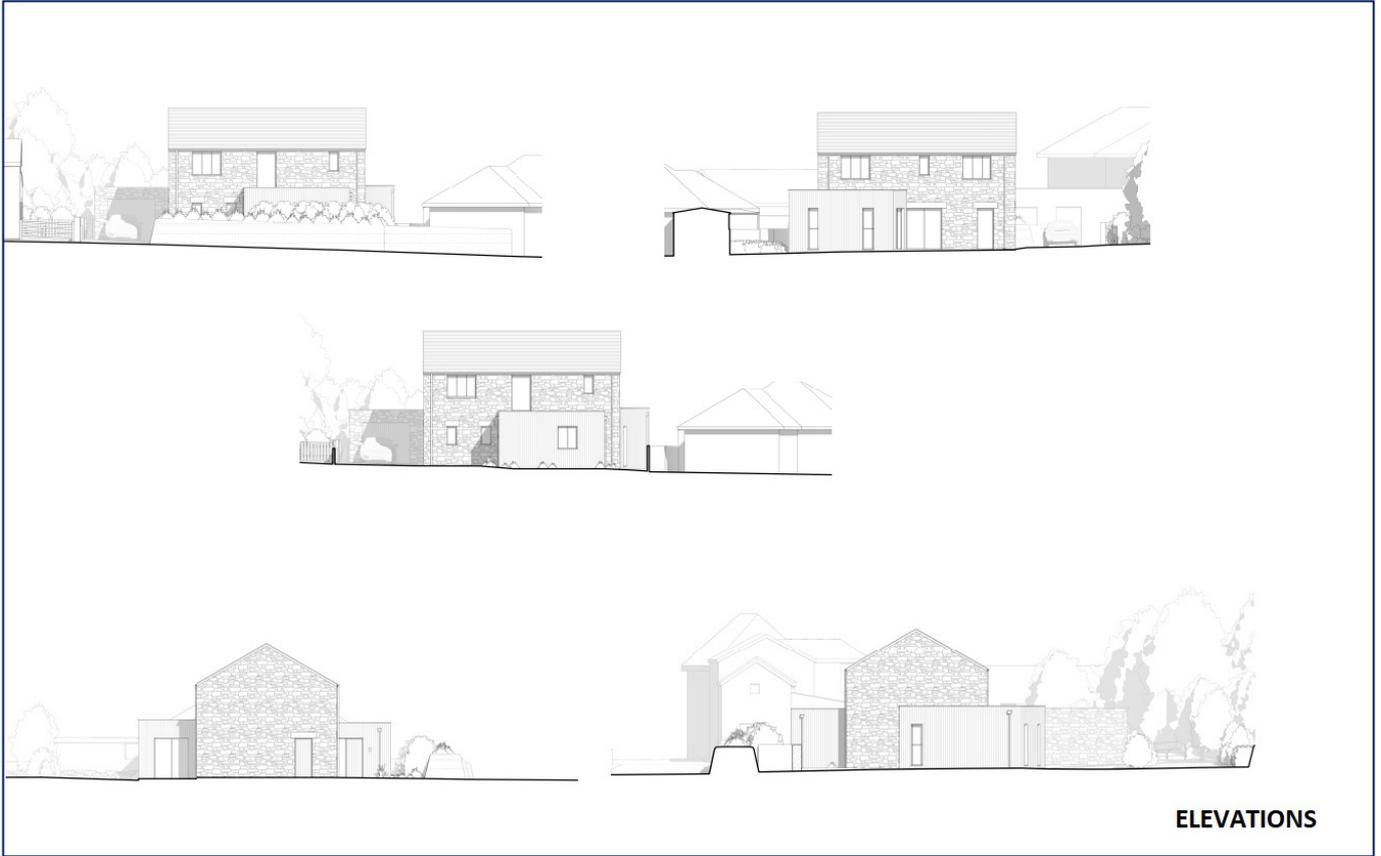
No services connected. Interested parties are advised to make their own enquiries to the relevant service providers.

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

Strictly by appointment with the sole selling agent Lodge & Thomas.
Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

DIRECTIONS

The building plot can be found in the centre of the village next door to Shiptons Stone Shop and identified by a Lodge & Thomas for sale board.

[what3words.com/perch.vest.palaces](http://www.what3words.com/perch.vest.palaces)

