



Cruggan Building Plot

# Cruggan Building Plot

*A unique opportunity to purchase an individual building plot with planning permission for a farmhouse style three bedroom detached house, with attached garage, driveway parking and garden, with fabulous sea, coastal and countryside views.*



**PROPOSED ELEVATION**

**NORTH WEST**

**SOUTH WEST**

**SOUTH EAST**

**NORTH EAST**

LISTS: GRAYE  
 CONTAINS: TIMBER DOOR CHAMFER FINISH  
 WITH WAINSCOT STAIRS  
 DOORS: TIMBER, FINISH AS WAINSCOT STAIRS  
 FLOOR: TIMBER, FINISH AS WAINSCOT STAIRS  
 CHAMBERS AND BATHROOMS - BROWN  
 NATURAL STONE WALLS (BRICK) WITH REDWOOD JOINT  
 FINISHED WITH GRAYE SAND

## Description

Nestled in the picturesque landscape between Portholland and Portloe, this 'one of a kind' building plot of approximately 0.2 acres presents a unique opportunity to create your dream home in a truly enchanting location. With planning permission already granted, under application number C1/PA36/1262/05/R, for a stunning 3 bedroom farmhouse style property, the possibilities are endless. The foundations have already been laid, so planning is granted in perpetuity, and the site benefits from mains electricity already connected, a private water supply and a private septic tank in situ.

The proposed property will sit facing South and boasts spectacular sea views overlooking the sparkling waters of Veryan Bay and extending further over neighbouring fields towards Dodman Point, offering the perfect blend of natural beauty and rural tranquillity.

In addition to the stunning vistas, this proposed property benefits from provisions for driveway parking, attached single garage and a garden, and offers ample space for outdoor activities and relaxation.

With village amenities just a short distance away in the nearby villages of Veryan and Tregony, you can enjoy the convenience of nearby shops, pubs, and services while still relishing in the peaceful seclusion of this idyllic location.

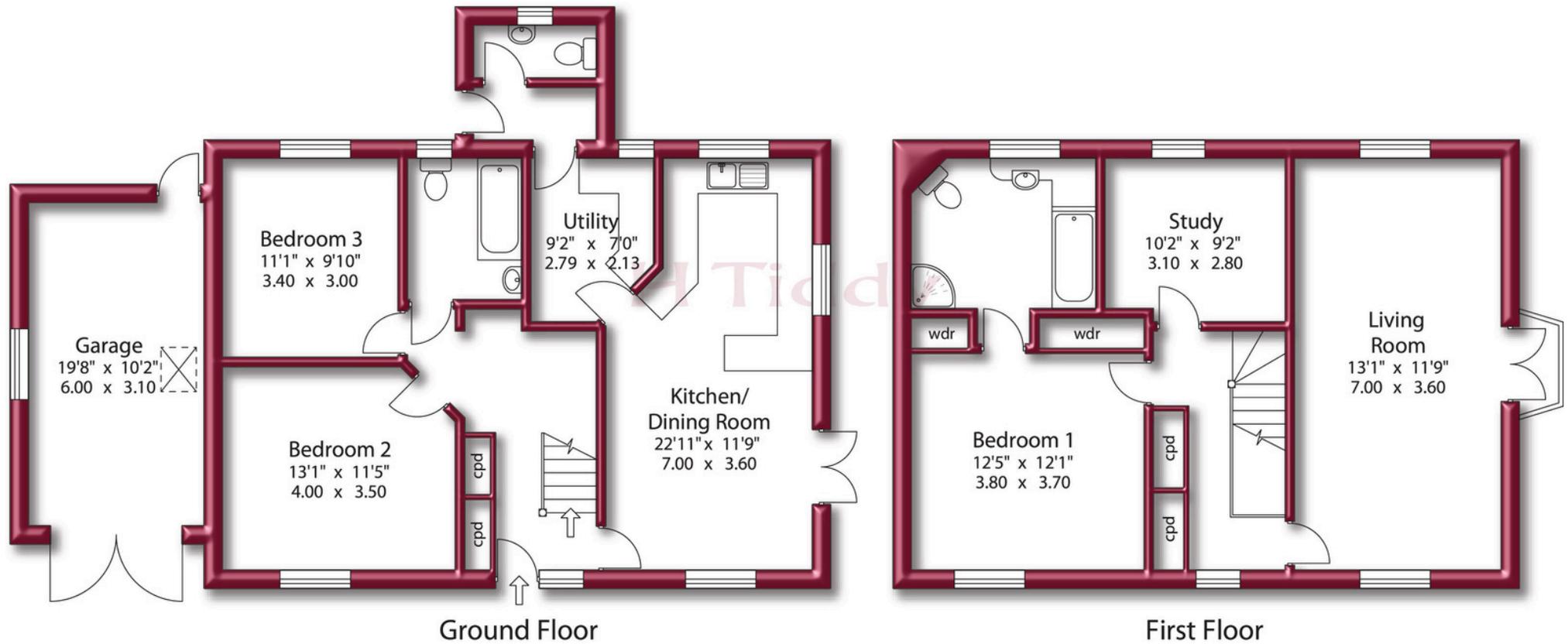
With building plots of this nature rarely available on the Roseland Peninsula, viewing is unhesitatingly recommended.





Layout for Proposed Dwelling  
Planning ref: C1/PA36/1262/05/R

Approx Gross Internal Floor Area = 1603 Sq. Feet  
= 148.9 Sq. Metres



For illustrative purposes only. Not to scale.

## Location Summary

(Distances and times are approximate)

Veryan Post Office and Stores: 2.1 miles. Roseland Garage & Petrol Station: 2.3 miles. Portloe Harbour: 1.3 miles. Carne Beach: 3.4 miles. Tregony: 4 miles. Truro: 11.3 miles. Cornwall Airport Newquay: 20 miles (flights to London, other UK Regional Airports and European Destinations). St Austell: 11.5 miles (London Paddington 4.5 hours by direct train).

## Portloe

Portloe is a very attractive, protected and unspoilt fishing village, located on the Roseland Peninsula, an Area of Outstanding Natural Beauty with safe sailing waters. It has a fine hotel, a public house, bus service and Fibre Broadband. The village of Veryan is approximately 1.5 miles, and provides a primary school, Church, mini-market / post office and public house. St Mawes and Tregony have more comprehensive facilities and are approximately 10 miles and 5 miles away respectively. Carne Beach, owned by the National Trust, offers a wide expanse of clean sand and safe bathing and is about 2.3 miles away. The market town of St Austell and Cathedral City of Truro are about 10 miles away, Truro being the commercial and judicial centre for Cornwall. It also has a main line inter-city railway link, with branch services to the port of Falmouth.

## Cornwall

The Duchy of Cornwall offers a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, and the Tate Gallery. The Cathedral City of Truro has a fine range of stores, private schools, college and the main hospital in the county (RCH Treliske). Both Falmouth University, Truro College and Cornwall Airport at Newquay are rapidly expanding.

## Fine Dining Restaurants

Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow and Rock). Rising stars on The Roseland Peninsula include Simon Stallard at The Hidden Hut on Porthcurnick Beach and The Standard Inn in Gerrans, Paul Wadham at Hotel Tresanton, St Mawes, Stuart Shaw at the Idle Rocks, St Mawes and Michael Golez at The Lugger Hotel in Portloe.



Portloe, The Jacks, Veryan Bay and



Portloe Harbour



Carne Beach, The Roseland Peninsula

## Cruggan Building Plot

Portloe  
Cornwall  
TR2 5PS

### General Information

**Services:** Mains electricity nearby for connection, private drainage. Private water supply from Cruggan Farm.

**Currently EPC and Council Tax exempt**

**Ofcom Mobile Area Coverage Rating:** Good

**Broadband: FTTC Broadband available:** Openreach predicted max download speeds: Superfast 46 Mbps; Standard 24 Mbps.

**GOV.UK Long Term Flood Risks:** River/Sea: Very Low. Surface Water: Medium.

**Tenure:** FREEHOLD.

**Land Registry Title Number:** CL212768

**Relevant Planning Permission:** PA36/1262/05/R

**Community Infrastructure Levy:** Depending on individual circumstances, this is a charge levied under Cornwall's CIL Charging Schedule, collected upon commencement of the build. Enquiries should be made by applicants with the planning authority.

**Viewing:** Strictly by appointment with H Tiddy.

## H Tiddy Estate Agents

The Square  
St Mawes  
Truro  
Cornwall  
TR2 5AG

01326 270212  
sales@htiddy.co.uk  
www.htiddy.co.uk

### Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. The electrical circuit, appliances and heating system have not been tested by the agents. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property. Further information on mobile coverage and broadband availability is found on ofcom and openreach 'checker' websites. Visit the Gov.uk website to 'check long term flood risks'.

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