

## Two Building Plots to the rear of Rosemullion, Cross Common, The Lizard, Helston TR12 7PE



An opportunity to acquire a development site on the edge of The Lizard village, with detailed planning consent for the erection of two detached dwellings with garaging, parking and gardens.

**Guide Price: £285,000 Freehold**

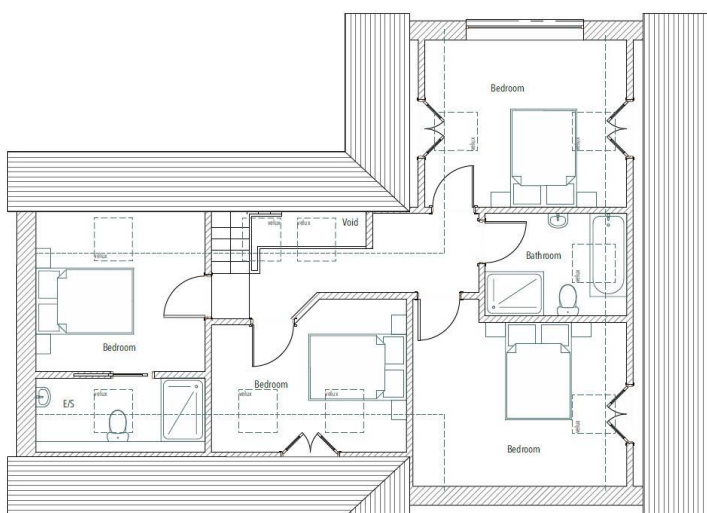
## The Property

The garden plot lies to the rear of a large bungalow called Rosemullion and occupies a level site on the north-eastern fringes of the village. Conditional planning consent was granted on the 24/04/2024 – Planning Reference No. PA23/10217 for the erection of two detached dwellings, to be accessed off a short access way.

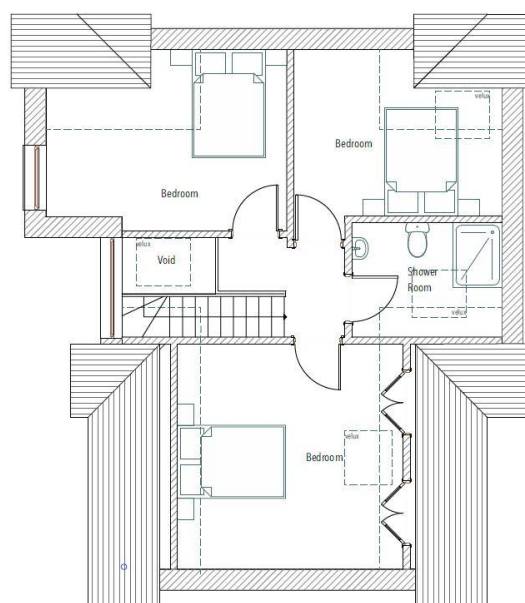
The proposed accommodation comprises:

**Plot 1** - Ground floor: entrance hall, open plan kitchen/living/diner, shower room, utility, integral garage. First floor: master bedroom en-suite, three further double bedrooms, bathroom.

**Plot 2** – Ground floor: entrance hall, open plan kitchen/living/diner, bathroom, garage, utility. First floor: three double bedrooms, shower room.



First Floor Plan Plot 1



First Floor Plan Plot 2

## Planning Conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
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".
3. The development hereby permitted shall be carried out in accordance with the energy and water efficiency measures and renewable energy provision detailed in the approved Energy Statement, carried out by Energy Access dated 23.04.2024. The agreed details shall be implemented with the construction of dwelling hereby permitted and thereafter retained and maintained.
4. Before the first occupation of any individual dwelling hereby approved, the car parking spaces and turning areas associated with the said dwelling hereby approved shall be constructed in accordance with approved drawing no. 2246/08; and the said areas shall not thereafter be obstructed or used for any other purpose.
5. No new openings shall be added to the proposed dwellings at first floor level.
6. Prior to the first occupation of the dwelling hereby permitted, details of the proposed height, siting, appearance and construction of the boundary treatments (means of enclosure) serving the dwelling shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary treatments shall be completed in accordance with the approved details prior to the first occupation of the dwelling. The boundary treatments shall not thereafter be altered or removed, other than by necessary replacement.

*Full planning details and plans available for the vendor's sole agent, Lodge & Thomas, or the Cornwall Council planning portal.*

### Community Infrastructure Levy (CIL)

The development is subject to a CIL charge of £33,547.17 – unless exemption applies.

### Proposed Services

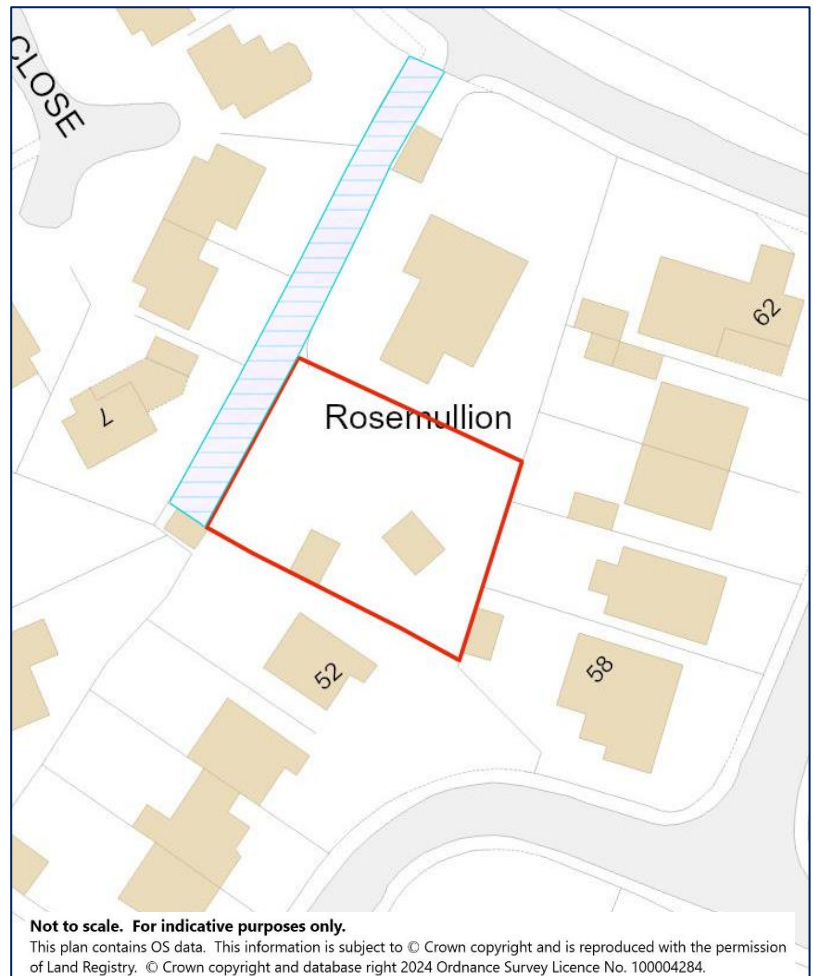
Mains water, mains drainage, mains electricity. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999

### 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.



## Situation

The Lizard Village is mainland Britain's most southerly point and offers a truly spectacular coastline, the area being designated as an Area of Outstanding Natural Beauty. The village provides a range of amenities including Post Office, village store and a number of public houses and restaurants and a primary school. The nearest secondary school is at Mullion, which is approximately 4 miles distant.



## Viewing

Strictly by appointment. Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

## Directions

On entering The Lizard Village bear left signposted Church Cove, and follow this lane without deviation for approximately ¼ of a mile and the plot will be found on your right hand side as marked by the Lodge & Thomas for sale board.

[what3words.com/squeaking.gems.slings](http://what3words.com/squeaking.gems.slings)