

1.01 Acres of Land, Nancledra, Penzance, Cornwall TR20 8NA



Gently sloping land parcel of a little over an acre set on the edge of the village. Planning permission for an affordable residential development but with a variety of alternative uses.

Guide Price: £50,000 Freehold

The Land

A gently sloping parcel of land set on the very edge of Nancledra village within an Area of Outstanding Natural Beauty. Suitable for amenity use, grazing for small livestock or for vegetable growing the land extends to 1.01 acres or thereabouts.

Planning permission was granted on 1st September 2023 (PA23/03978) for the erection of 9 affordable dwellings on the site, and the installation of a private drainage system constitutes a materialistic start making the planning permission extant.



Services

Assumed none connected. None of these services have been tested and therefore no guarantees can be given. 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. No public rights of way cross the land being offered for sale.

Particulars & Plan

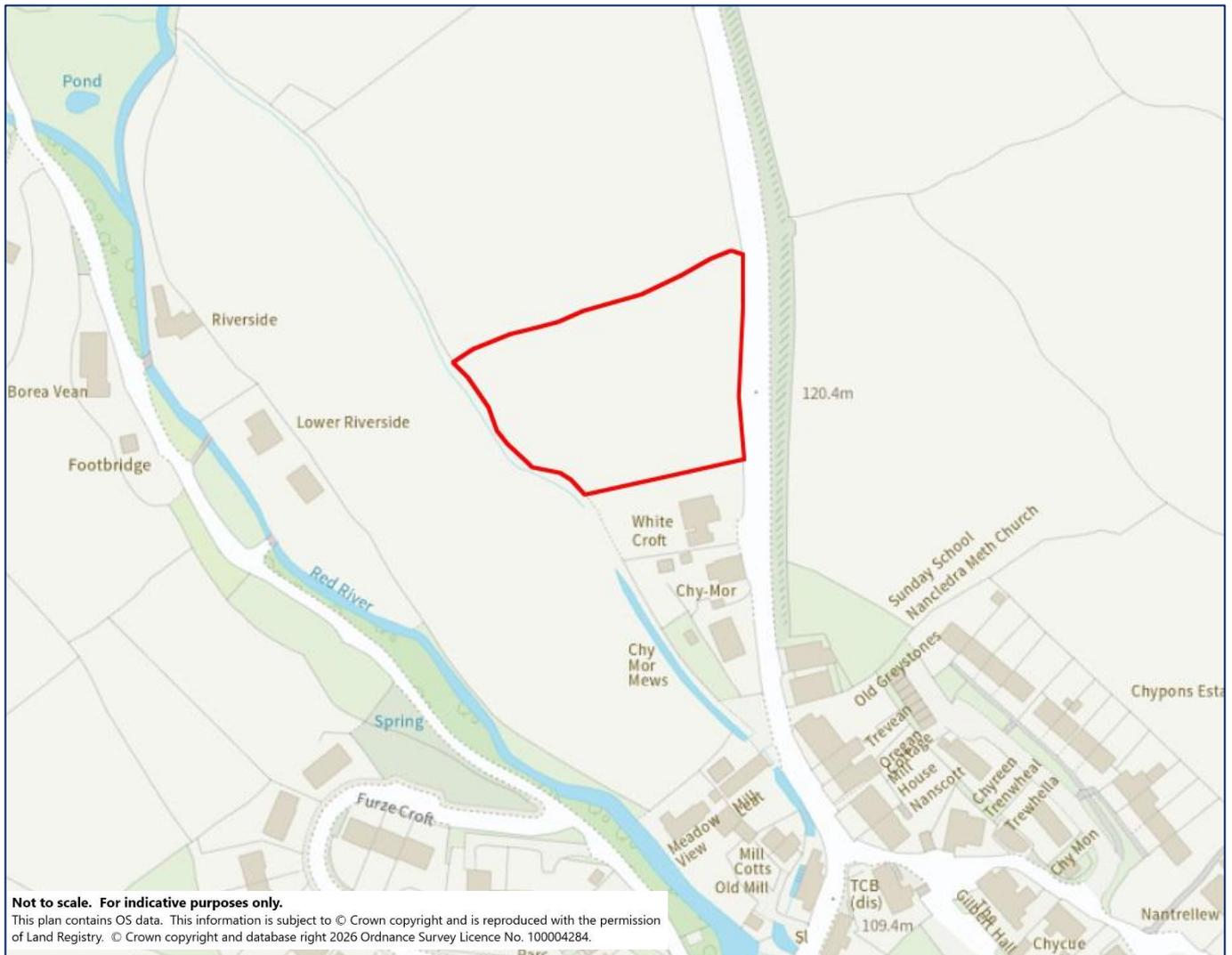
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Location

The land is located on the northern edge of Nancledra village which is set equidistant from the north and south Cornish coasts. Penzance and St Ives, both steeped in history and offering a wide range of amenities, are within 3 or 4 miles.

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



Directions

From the centre of Nancledra proceed in a northerly direction along the B3311 and the entrance to the field will be apparent on the left hand side. It is the first gateway after the last property in the village, identified by a Lodge & Thomas for sale board. We would encourage interested parties to park in Nancledra and proceed to the land on foot in the first instance, taking care walking along the B3311.

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