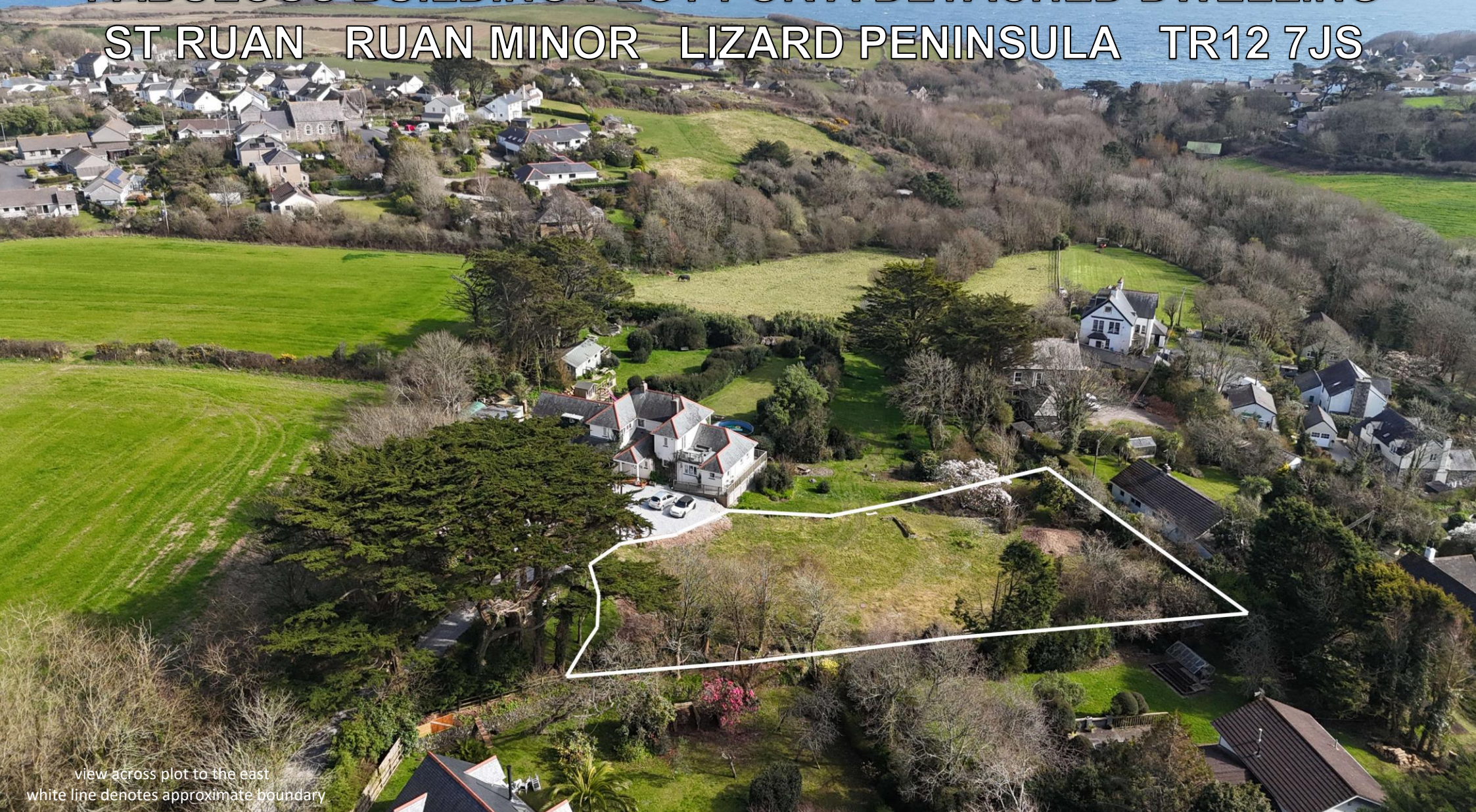


FABULOUS BUILDING PLOT FOR A DETACHED DWELLING ST RUAN RUAN MINOR LIZARD PENINSULA TR12 7JS



view across plot to the east
white line denotes approximate boundary

Conditional Planning Permission PA24/07615
Detached dwelling c. 215sqm/2314sqft, eco friendly contemporary design
Plot extends to c.0.17ha/0.41 acres, stunning location and views
Guide – £380,000

KLP
KITCHENER
LAND AND PLANNING

THE PLOT

KLP are delighted to offer for sale this beautifully located building plot with planning permission for a stunning reverse level eco friendly 3 bedroom detached house (with study/4th bedroom on the first floor) extending to c.215sqm/2314sqft gross internal, plus a large attached garage. Access is shared with Westie Way via a private gated drive, maintenance is on agreed shared basis.

The plot excluding the shared access drive (owned by Westie Way) extends to c.0.17ha/0.41 acres, has a gentle fall from north to south and was previously part of the garden of Westie Way. The west and south boundaries are established mature wooded hedgerows. The north boundary and approximately half of the upper east boundary is to be constructed by Westie Way as Cornish hedges, works to be completed within 3 months of the roof trusses on the new dwelling, being erected.

Of note:

1. The plot benefits from a covenant protecting the view from the proposed dwelling out to the south east across the garden of Westie Way.
2. The plot benefits from a right of way running along the south boundary of the garden of Westie Way in an easterly direction though to a public footpath leading into Ruan Minor to the east and the fishing cove at Cadgwith to the south.

ST RUAN, RUAN MINOR, LIZARD PENINSULAR

The plot is located in St Ruan, an attractive small hamlet c. half a mile from Cadgwith Cove, an active fishing village served by a number of good restaurants and cafes. The adjacent settlement of Ruan Minor has a village store and Post Office. Lizard Village is only c. 3 miles away and is the most southerly settlement in the UK. The village which is surrounded by National Trust land offers a primary school, several pubs and cafes situated around the village green. The market town of Helston is c. 10 miles to the north and offers a good range of shops, services and amenities. Further to the west is Penzance with its mainline railway station connecting with London and also the A30 trunk road which connects with the M5 at Exeter.

The Lizard Peninsular is famous for its unique natural habitats and stunning coastal and countryside landscapes. Surrounded by sea on three sides, The Lizard as it is known, boasts some of the most spectacular coastlines the UK has to offer.

PLANNING & TECHNICAL

Cornwall Council granted Conditional Planning Permission under application PA24/07615 dated 04 February 2025 for the construction of a single detached dwelling, land adjacent to Westie Way, St Ruan, Ruan Minor, Helston, Cornwall, TR12 7JS.

Points:

1. Water – A mains water supply connection point is located on the plot. Alternatively or in addition, a borehole may be available within the plot.
2. Foul – Mains drainage is available on the plot. A private foul pipe serving the adjacent property Westie Way crosses the plot. The purchaser has rights to divert, connect into this pipe or connect to the public foul main at the south west corner of the plot.
3. Services Duct – A 96mm pipe runs from the public road, under the access lane onto the plot.
4. Fibre Optic Broadband – We understand full fibre optic Wildanet broadband is available to the door.

A comprehensive Planning & Technical information pack is available from KLP on request, supplied via a Drop Box link.

METHOD OF SALE

The plot is offered for sale by Private Treaty

Guide: £380,000

VIEWING

Viewing strictly by appointment - Please contact the sole agents KLP to confirm your intention to view.

what3words: century.thatched.doubt



Contact: Darryl Hendley

Newcourt Barton, Clyst Road

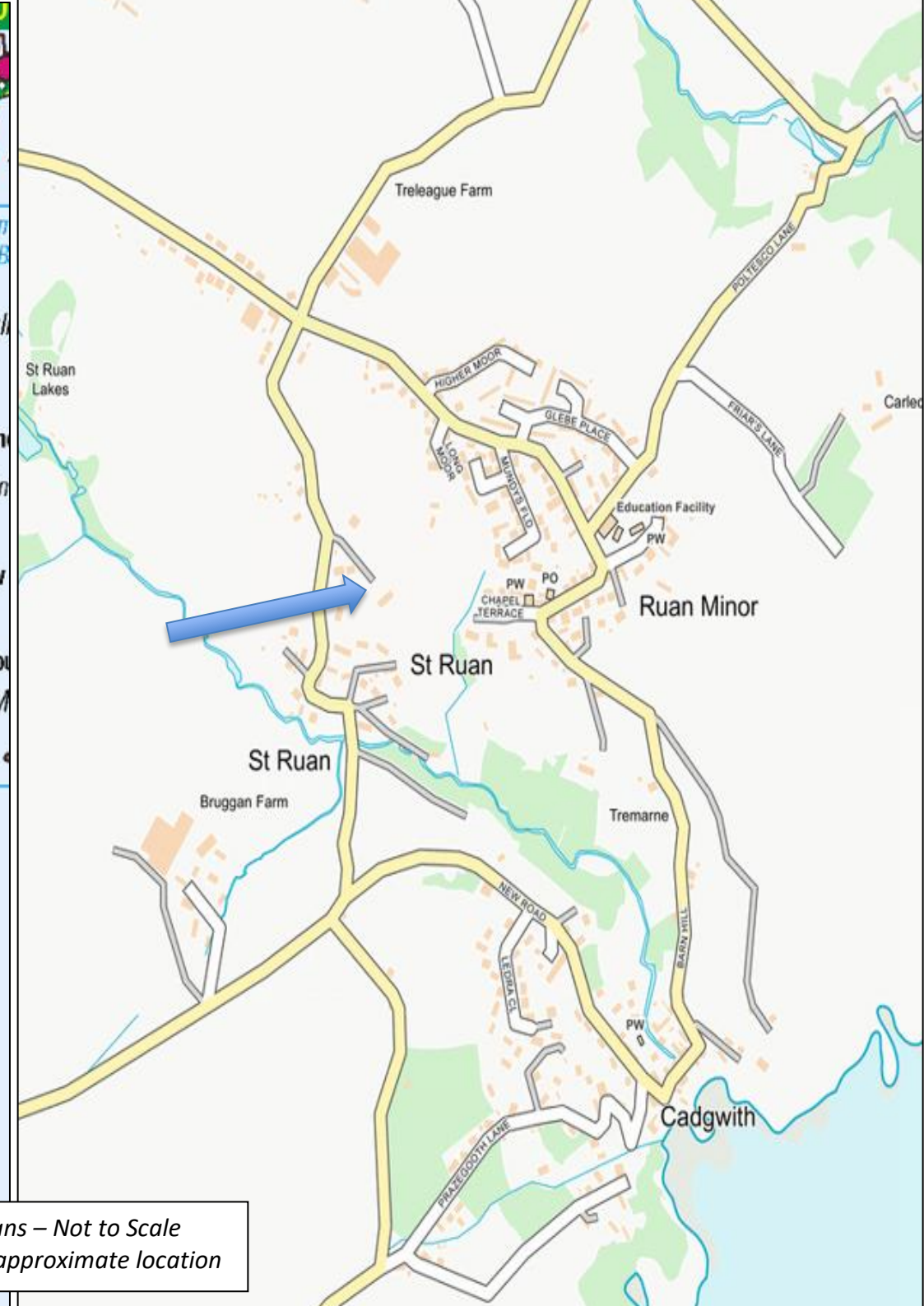
Topsham, Exeter, EX3 0DB

Email: darryl@klp.land

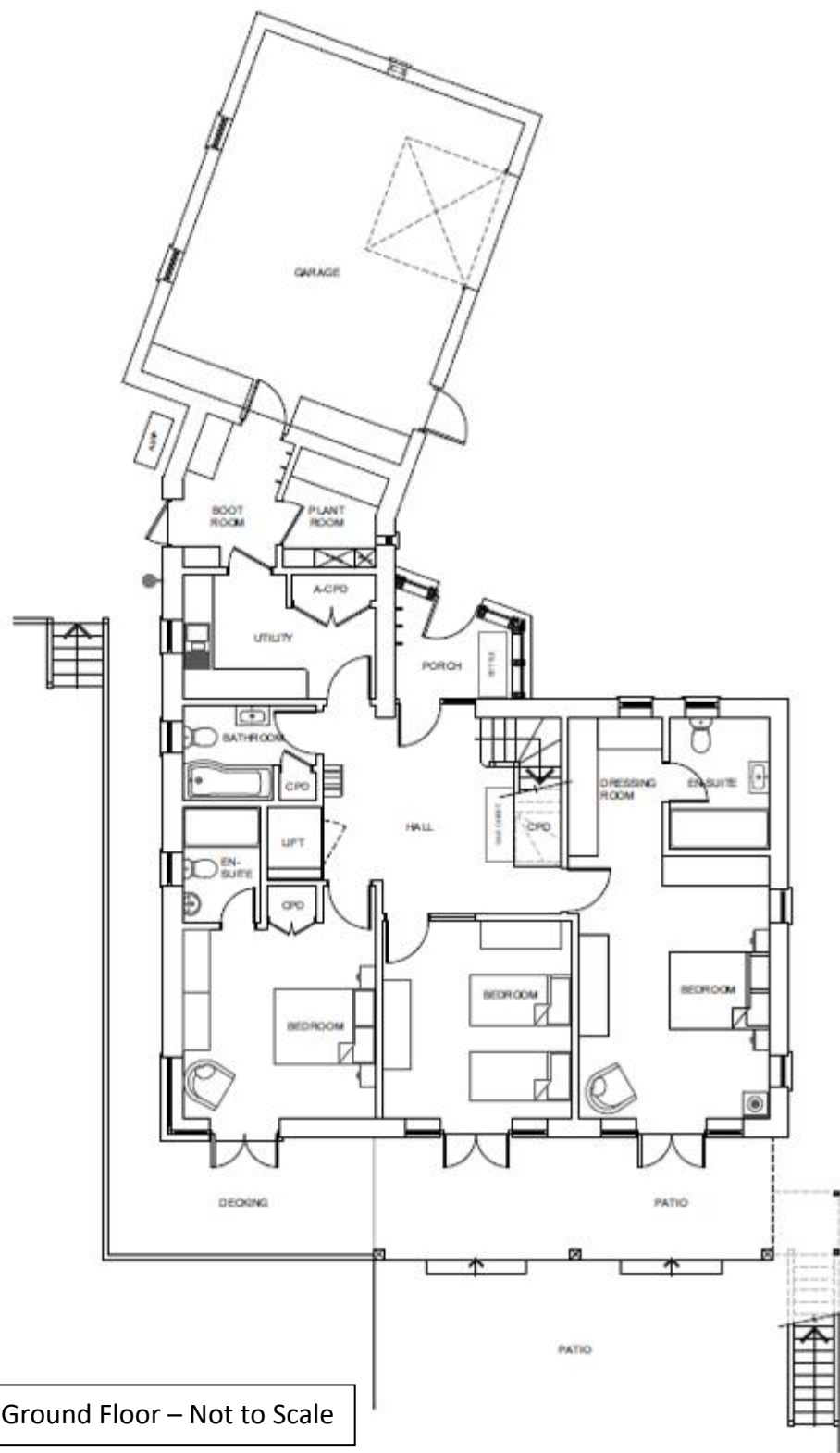
Tel. 01392 879300 Mob: 07850 275065

REF: 1032/DH/R5

These details have been produced in good faith and are believed to be accurate but they are not intended to form part of any contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the behalf of the agents or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



Location Plans – Not to Scale
arrows denote approximate location



Proposed Ground Floor – Not to Scale



Proposed First Floor – Not to Scale



CGI - South Elevation



CGI – Internal, part First Floor



gated access



gated access and drive



plot frontage



right of way to public footpath



view across plot to the south



aspect from plot across covenant protected garden view to the east