

Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

For Sale

OIEO £150,000

Land at Ruan Minor, Helston, Cornwall, TR12 7LB

0.8 Acres (0.32 Hectares)

Summary

- Planning in Principle for the construction of up to 3 dwellings (minimum 1, maximum 3) under application number (PA26/04512)
- Freehold
- Offers in excess of £150,000
- Circa 0.8 acres

Location:
Ruan Minor is a small village on Cornwall's Lizard Peninsula, with a population of approximately 200 residents.

The Lizard is renowned for its attractive countryside, dramatic coastline and stunning beaches, including Kynance Cove, Church Cove, Kennack Sands and Housel Bay.

Located around 0.4 miles inland from Cadgwith Cove, Ruan Minor offers local amenities including a post office, primary school, recreation ground and doctors' surgery. Nearby Cadgwith remains an active fishing village and is home to the historic Cadgwith Cove Inn, popular with locals and tourists alike.

Description:
The land is bound to the north by the principal highway into the village, to the east by residential properties, to the south by agricultural land and to the west by one residential dwelling.

The land benefits from two access points from the highway. The westernmost access leads onto a private track serving the land. Access to the existing dwelling is to be retained over the land.

Services:
We understand that mains electricity, water and drainage are available nearby; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

Planning:
The land benefits from Planning in Principle for the erection of up to 3 dwellings (minimum 1, maximum 3) under planning application number (PA26/04512).

Terms:
We are inviting offers on an unconditional basis in excess of £150,000 for the freehold.

Legal fees:
Each party is responsible for their own legal fees.

Money laundering:
Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also be requested.

VAT:
All figures quoted are exclusive of VAT if applicable.

Further information and viewings:
For further information or to arrange a viewing, please contact the sole agents. Please do not access the land unaccompanied.



CONTACT THE AGENT

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