



Landvue, Between Helston Road And Carter Down, Rosudgeon, TR20 9PA

Guide: £420,000

Full Planning Granted

Freehold

The Approval:

Planning permission has been approved to construct TWO impressively designed detached homes set within “An Area of Outstanding Natural Beauty”.

Plot Names: Gwel Helyk and Trefawar

The current Site:

The site is located to the west of Landvue, an existing dwelling situated to the southeast of Rosudgeon. Penzance is approximately six miles to the west, and Helston is seven miles to the east.

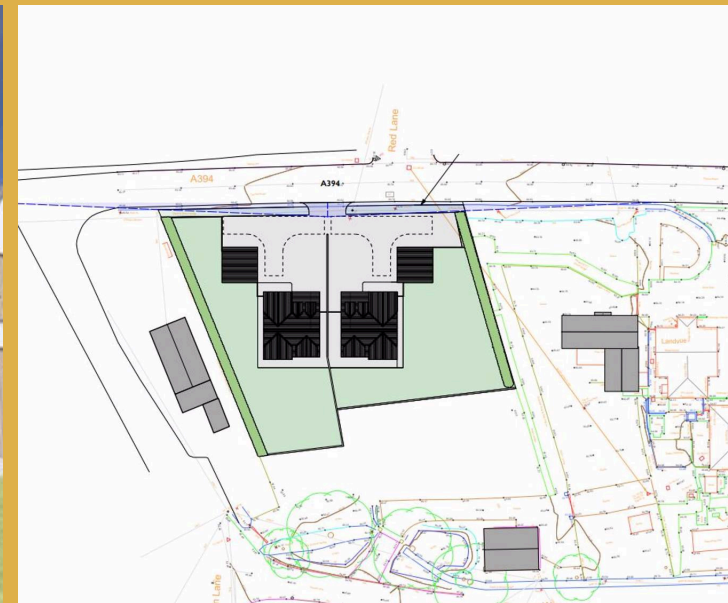
The site is relatively flat with small trees and shrubs.

Rosudgeon over recent years is sought after for development and this land is one of the last areas to be developed in the village.

The site sits between two roads, the A394 to the North and Trevean Way to the south.



Visualisation - Front Elevation



Borough: Cornwall Council

REF: PA22/09917//PP-11671721

Link to planning application: PA22/09917 | Reserved Matters application for access, appearance, landscaping, layout and scale following outline consent PA21/00191 dated 28.05.21. | Land Adj To Landvue A394 Between Helston Road And Carters Downs Rosudgeon Penzance TR20 9PA ([cornwall.gov.uk](https://www.cornwall.gov.uk))

GDV:

House 1 £750,000 168SQM

House 2 £750,000 168SQM

Total: £1,500,000

The Information provided by Allen Heritage Limited has been given in good faith however all parties must undertake their own due diligence to satisfy themselves before placing a formal offer.

Additional information:

CIL: £37,509.43.

Title: There is one title that will be split.

The right of way over Trevean Way is not applicable to the site for sale as the access is to the Main A394 on the full planning approval.

Utilities

Services are on site (Water and Electricity)

Southwest water main runs parallel to the site

Western Power (National Grid) runs east on the site

Additional Information attached to email:

Local Comparable Properties.

Approval & Conditions.

Design & Access Statement.

CIL document confirming liability to the purchaser of the site.

Plot 1 Layouts.

Plot 2 Layouts

Viewings:

Prior Telephone appointment, accompanied viewings.

Introduction Fee:

In consideration of the services provided by Allen Heritage, an introduction fee will be due upon any sales figure agreed that proceeds to completion. The introduction fee shall amount to £3,000 plus (VAT)



Location

The site sits between two roads, the A394 to the North and Trevean Way to the south.

Commuting and travel from Helston Road are convenient. Penzance railway station offers regular services to nearby towns and cities, making it easy to explore the surrounding areas. Additionally, the A30 road connects Penzance to the rest of Cornwall, ensuring convenient travel by car.

The bus stops are located within 10 meters on the A394, providing regular buses to Penzance, Helston, Camborne, and Falmouth.

Heliport and Ferry to the Isles of Scilly located in Penzance.

Exploring The Beautiful Coastline. One of the key highlights of living on Helston Road is the proximity to the breathtakingly Cornish coastline. Just a short distance by car are beautiful sandy beaches, perfect for leisurely walks, picnics, or water sports activities.

Walking the coast path will bring you views of St, Michael's Mount and across to Marazion, Penzance and Newlyn to the west. To the east across to the Lizard Point and Goonhilly Downs.

Helston Road provides easy access to a variety of amenities, including charming cafes, local shops, supermarkets, restaurants, art galleries, and the Penlee House Gallery & Museum.

A Taxi service, fish and chip shop, local garage, car sales, sports and social club, restaurant and Co-op are all located within the village of Rosudgeon. Local beaches and fuel station approx 2 miles.

Local Interest. Rosamund Pilcher books and films are based around the area. Prussia Cove within walking distance has been used as the backdrop for films.

Site boundary marked in Red

