



Development Land at Red Lane



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Rosudgeon, Penzance, Cornwall, TR20 9PU

An exceptional opportunity to acquire over 2 acres of prime land, benefitting from outline planning permission for the development of 9 residential dwellings. Planning Permission - PA24/06737

- Development Land
- 2 Paddocks
- Outline Planning Permission
- Planning Permission - PA24/06737
- Level Land
- Circa 2 Acres
- Permission Granted - 9 Dwellings.

Guide Price £650,000

## SITUATION

Just inland from the south Cornish coast and sitting between Porthleven and Marazion, Rosudgeon is perfectly placed to access a number of fine beaches with Perranuthnoe and Prussia Cove being the nearest.

Within three miles is the popular village of Marazion, home to St Michael's Mount, sandy beaches and a plethora of restaurants and galleries. A few miles further is the character harbour town of Penzance where there is a wide range of amenities and facilities whilst, to the east, is Helston which also provides the services of a major town.



## THE LAND

The land is arranged into two paddocks, offering a practical and highly versatile layout suited to a range of uses. The first paddock extends to approximately 0.6 acres, while the second, larger paddock measures around 1.5 acres, providing a generous combined area with clear flexibility for development or amenity purposes.

Each paddock benefits from its own access directly from Red Lane, allowing for ease of entry and exit and enabling the parcels to be utilised or managed independently if desired, an attractive feature for both developers and landowners alike.

The site is predominantly level, making it particularly well-suited for development. Its boundaries are clearly defined by traditional Cornish hedging on all sides, creating a strong sense of enclosure and privacy. These mature hedgerows not only enhance the overall character and charm of the land within its countryside setting, but also provide natural shelter for livestock and contribute positively to local biodiversity by supporting established wildlife habitats.

## PLANNING PERMISSION

Outline Planning Permission with all matters reserved except for access for an affordable-led housing scheme of up to 9 dwellings.

## SERVICES

Purchasers must satisfy themselves as to the ability to make adequate connections for mains services that may be required. However, we understand that the site has mains electricity, water and electric services located nearby. Further information can be found within the Planning Permission - PA24/06737

## DIRECTIONS

Heading towards Helston along the A394 from Penzance. Upon entering the village of Rosudgeon, take the left-hand turn onto Red Lane. The development site will be evident on your left-hand side.

WHAT 3 WORDS ///cherubs.flame.cascaded



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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