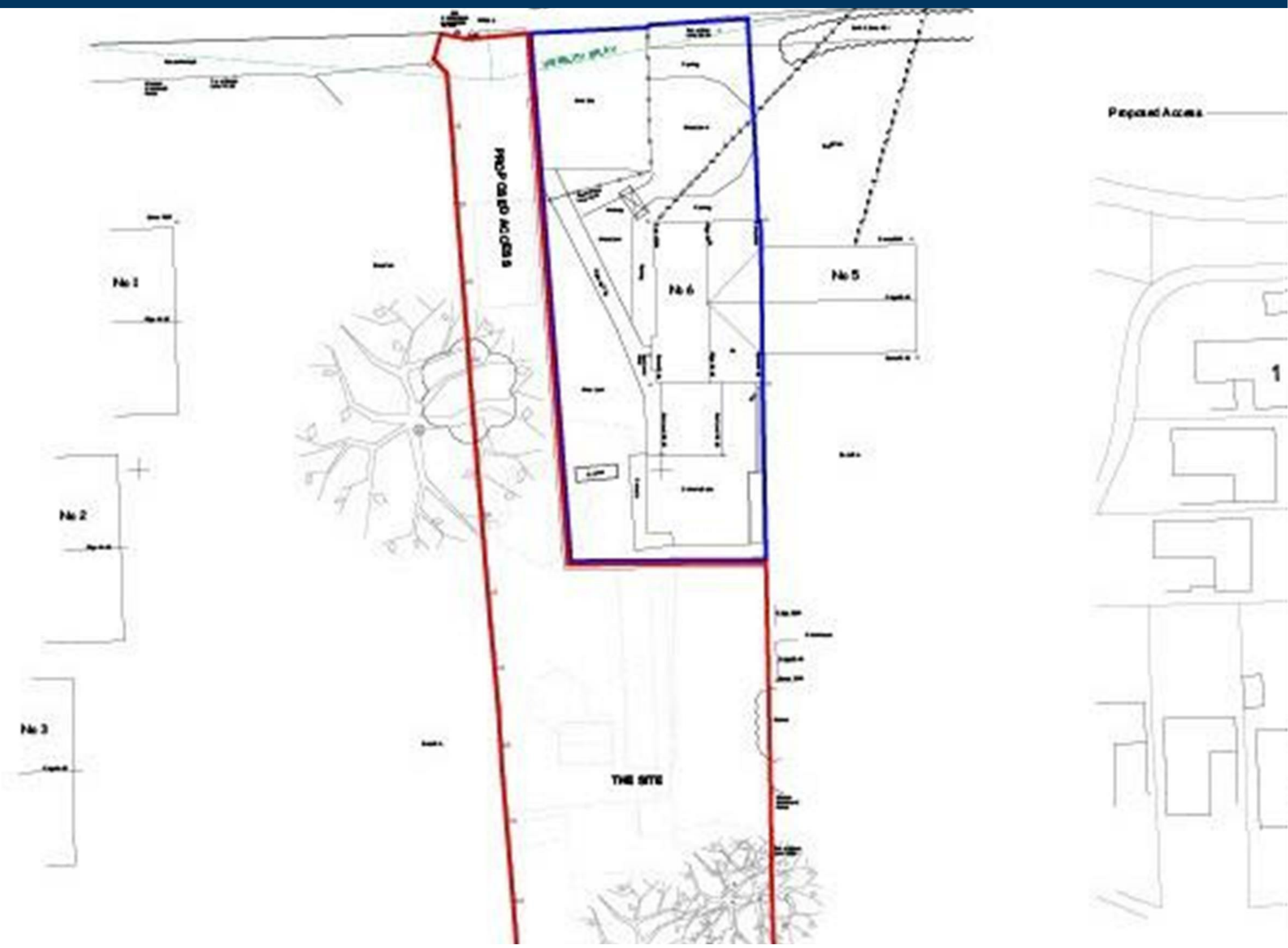
CHRISTOPHERS

ESTATE AGENTS



An opportunity to acquire a development site with Outline Planning Permission (Ref: PA24/08781) for the construction of a detached dwelling. The dwelling will be accesed via a private drivaway running to the west of No. 6. and the propposes plot we are advised will measure 352m2. No. 6 itself will retain parking to the front, and associated garden space to the front, side and rear. The overall retained plot No. 6 will be 260m2, with 211m2 for parking and gardens.

Tucked away in the heart of the UK's most southerly village, this site offers the chance to create a bespoke coastal home. Whether you are an owner-occupier looking to build a dream retirement retreat or a developer seeking a project in Cornwall, this plot delivers on every level.

Set within an established residential area of The Lizard, just moments from the village centre and coastal paths.

DESIGN FLEXIBILITY
Outline permission with most matters reserved, allowing the buyer to influence the final layout, scale, and appearance.

AGENTS NOTE ONE
Planning Secured: Appeal decision (APP/D0840/W/25/3370096) allows for a detached dwelling.

AGENTS NOTE TWO
Mitigation payments for the Fal and Helford SAC have already been settled.

AGENTS NOTE THREE
Access details already approved (Drawing Nos 36.2020/01; 36.2020/02).

AGENTS NOTE FOUR
The site is a garden plot of 6 Cross Common. The Inspector's decision confirms that a "dwelling of modest scale" can be comfortably accommodated without appearing cramped or impacting the privacy of neighbours.

Access: Direct access from Cross Common as per approved plans.
Reserved Matters: Appearance, Landscaping, Layout, and Scale to be submitted to Cornwall Council

AGENTS NOTE FIVE
We are advised that there is a covenant stating that new property is to used as a single private dwelling house.

AGENTS NOTE SIX
The Community Infrastructure Levy (CIL) Is charged on new residences. This plot we are advised is situated within Zone 4. Further information can be found on the https://www.cornwall.gov.uk/planning-and-building-control/developer-contributions/cil-fund/

ANTI-MONEY LAUNDERING
We are required by law to ask all purchasers for verified ID prior to instructing a sale

MOBILE AND BROADBAND
To check the broadband coverage for this property please visit -
https://www.openreach.com/fibre-broadband
To check the mobile phone coverage please visit -
https://checker.ofcom.org.uk/

PROOF OF FINANCE - PURCHASERS
Prior to agreeing a sale, we will require proof of financial ability to purchase which will include an agreement in principle for a mortgage and/or proof of cash funds.

DATE DETAILS PREPARED.
6th March 2026

WHAT3WORDS
At the entrance to the plot upper.warthog.hatter
At the centre of the plot precautions.allowable.fondest

PLOT ADJACENT TO 6 CROSS COMMON, THE LIZARD, TR12 7PE

PRICE GUIDE £98,000

OFFICES AT

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