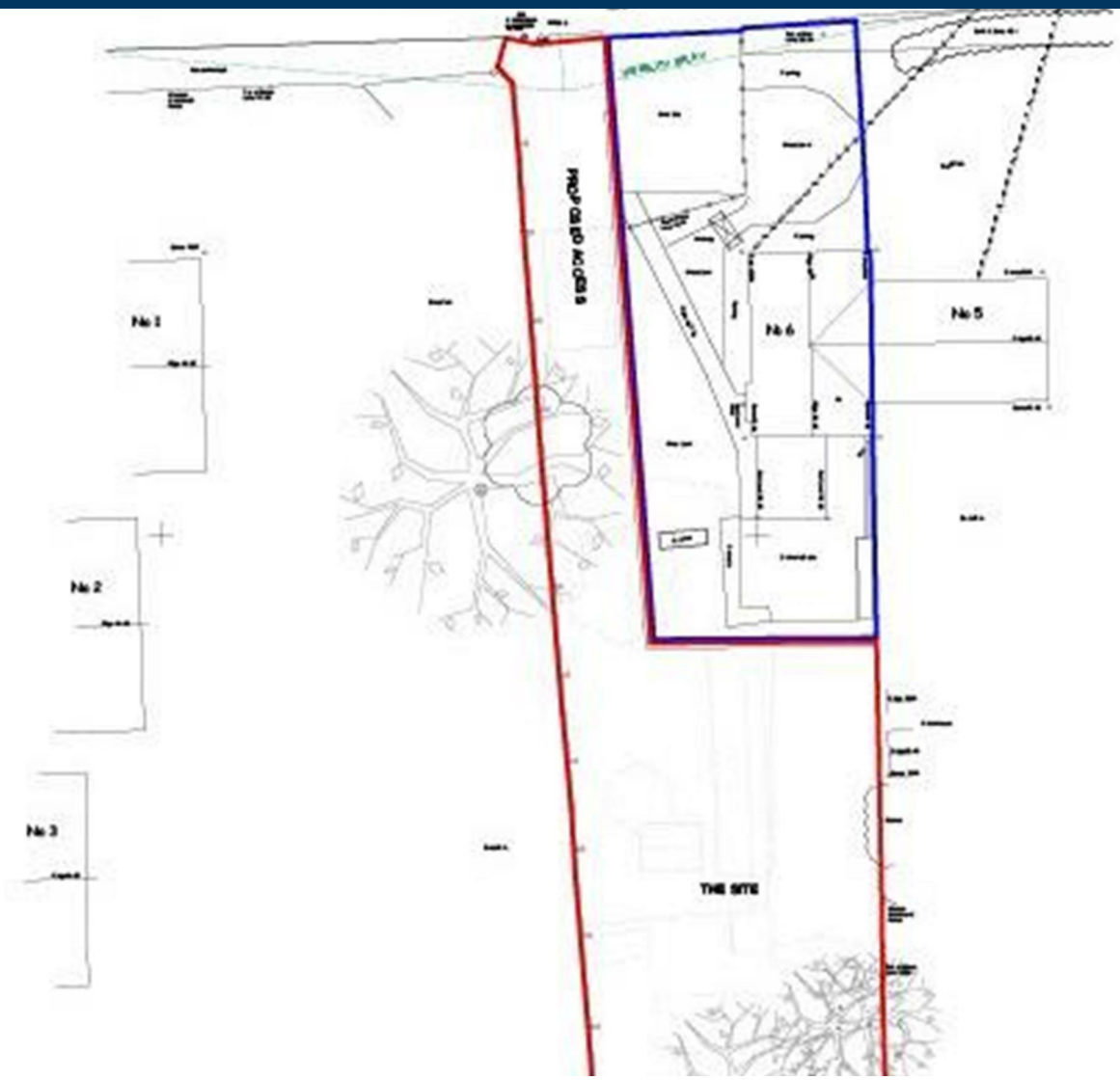
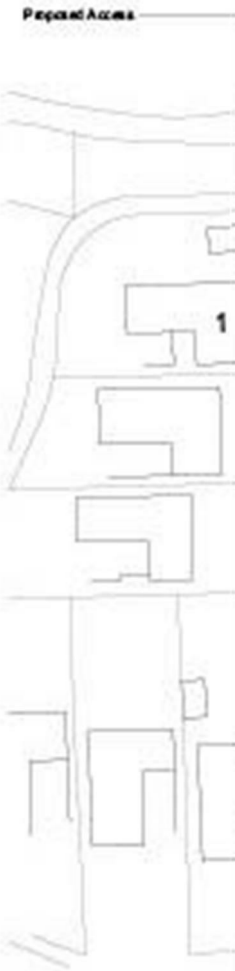
CHRISTOPHERS

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 proposses 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

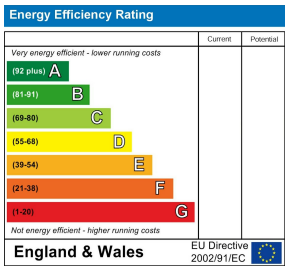
FLOOD RISK
River & Sea Very Low Surface Water Very Low.

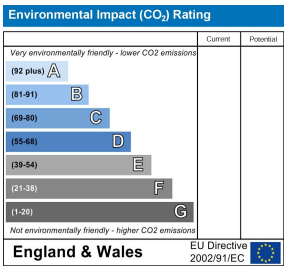
PLOT ADJACENT TO 6 CROSS COMMON, THE LIZARD, TR12 7PE

PRICE GUIDE £98,000

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IMPORTANT AGENTS NOTES: Christophers Estate Agents for themselves and the vendors or lessors of this property confirm that these particulars are set out as a general guide only and do not form part of any offer or contract. Fixtures, fittings, appliances and services have not been tested by ourselves and no person in the employment of Christophers Estate Agents has any authority to give or make representation or warranty whatsoever in relation to the property. All descriptions, dimensions distances and orientation are approximate; they are not suitable for purposes that require precise measurement. Nothing in these particulars shall be taken as implying that any necessary building regulations, planning or other consents have been obtained. The photographs show only certain parts and aspects of the property which may have changed since they were taken. It should not be assumed that the property remains exactly the same. Intending purchasers should satisfy themselves by personal inspection or otherwise to the correctness of each of the statements, which are given in good faith but not to be relied upon as statements of fact. If double glazing is mentioned in these details purchasers must satisfy themselves as to the amount of double glazed units in the property.