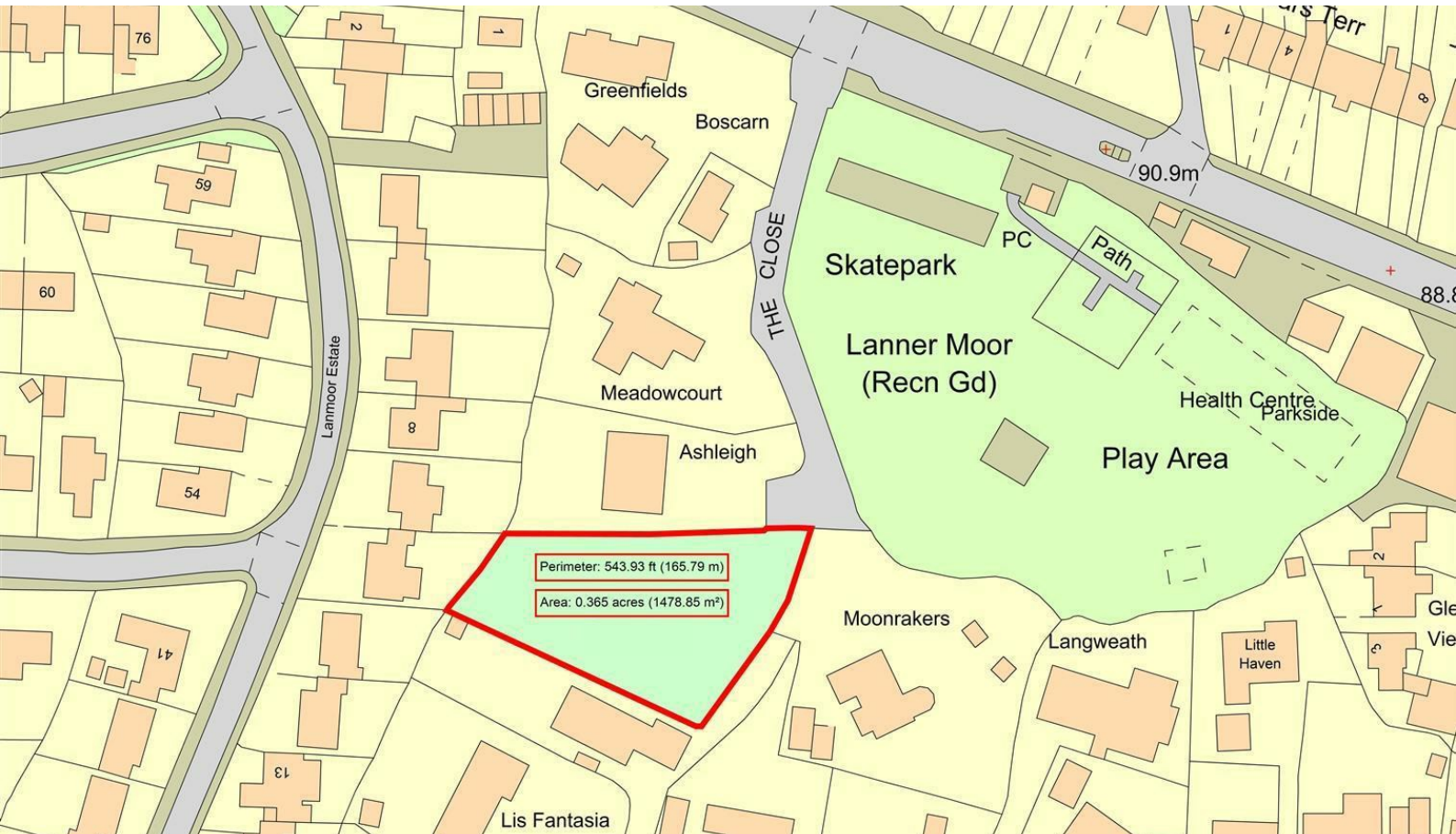


## THE CLOSE, LANNER



### LAND ADJACENT TO ASHLEIGH, THE CLOSE, LANNER, TR16 6JR

PLANNING PERMISSION IN PRINCIPLE FOR TWO DWELLINGS SOLD WITH NO CHAIN

This is a unique opportunity to purchase a parcel of land with planning permission in principle granted for the construction of two detached dwellings. The land is situated in a convenient location in the centre of the village and occupies a generous plot in an elevated position.

Sold with no chain, viewing is highly recommended.

- PERMISSION IN PRINCIPLE FOR TWO DWELLINGS
- RARE OPPORTUNITY
- CENTRAL VILLAGE LOCATION
- NO CHAIN

GUIDE PRICE £250,000

## PLANNING PERMISSION IN PRINCIPLE FOR TWO DWELLINGS SOLD WITH NO CHAIN

### THE PLOT

This is a parcel of land located towards the end of a cul-de-sac situated in the heart of Lanner, overlooking the village playing field and just a short walk of the amenities on offer. The site extends to approximately 0.37 acres with gated access. The land has permission in principle for the erection of two detached dwellings.

Further details can be found on the Cornwall Council planning website using reference number - PA25/09652.

### PLANNING PERMISSION

CORNWALL COUNCIL, being the Local Planning Authority, HEREBY GRANTS Permission in Principle for Permission in principle for the erection of 2 dwellings (minimum of 2, maximum of 2) at Land South Of Ashleigh The Close Lanner Redruth

Cornwall received as a valid application on 31 December 2025 for the following reason:

The application proposes the development of land within a recognised settlement for the purposes of residential development. As such, it complies in principle with the aims and intentions of policies 1 and 2 of the Lanner Neighbourhood Plan 2017-2030, policies 1, 2 and 3 of the Cornwall Local Plan Strategic Policies 2010 2030 and paragraph 8 of the National Planning Policy Framework 2024.

### ANY ADDITIONAL INFORMATION:

This is an application for Permission in Principle. The proposed development will be liable for a CIL charge, and the chargeable amount will be calculated when the technical details consent application is determined. Please note technical detailed consent must be applied for and approved.

### SERVICES

It is believed that mains water and electricity are very close by. Purchasers will need to satisfy themselves of this prior to exchange of contracts.

### N.B

The electrical circuit, appliances and heating system have not been tested by the agents.

### DIRECTIONS

Proceeding from Redruth enter the village of Lanner and after passing through the village, take the right hand turning into 'The Close' just before the village playing field and village surgery. The parcel of land is then easily identifiable towards the end of the cul-de-sac where a Philip Martin For Sale board has been erected.

### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

### DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

### CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk

The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

