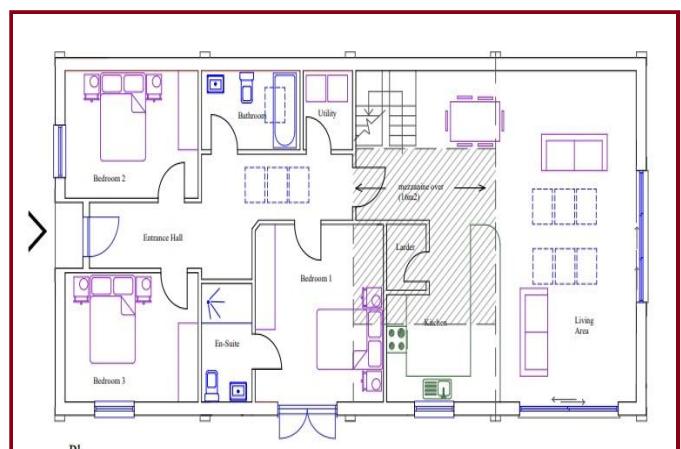




Building Plots at Little Rame Farm, Rame Cross, Penryn, TR10 9DX

MAP estate agents
Putting your home on the map

**£360,000
Freehold**



Description

A level building plot with planning permission for two detached three bedroom dwellings with garden and allocated parking. The site is located in a rural area close to the villages of Rame, Herniss and Stithians. The entrance to the site is from a minor road between Rame and the neighbouring village of Stithians. The site is part of a 14 acre agricultural farm which comprises of several agricultural buildings and associated pastureland, currently used for daffodil bulbs. Little Rame Farmhouse is a traditional stone building and dates back to the 19th century. The existing redundant barns comprise of a pair of Portal Frame Buildings. Barn 1 to the North with a wooden frame and Big six corrugated roof with concrete walls and earth floor and Barn 2 has a steel frame with concrete block walling, earth floor and Big six corrugated roofing.

Location

Little Rame Farm is situated just to the north of the village of Rame on the Falmouth to Helston Road and within easy commuting distance of good local facilities in the neighbouring villages and more comprehensive shopping, schooling and medical services in the towns of Falmouth, Penryn, Helston, Redruth, and Camborne. The site entrance is from a minor road between Rame and the neighbouring village of Stithians and the plot has good, gated entrance into the farmyard. The village of Stithians has excellent local facilities including Junior School, Post Office store, Costcutter store, Doctors surgery, public house, and church, together with Rugby/ Football, and cricket clubs. The village is home to the largest one-day agricultural show in the country which is



held annually in July with attendances generally more than 20,000 people. Stithians Lake and activity centre is just 3.5 miles away with excellent sailing, windsurfing and kayaking facilities etc. Rame has a long-established Post Office store and there is a filling station with local store at nearby Longdowns. The site is centrally located between the harbour town of Falmouth (5.5 miles), Helston (5.5 miles) and Redruth (6.5 miles) and it is within easy commuting distance of the City of Truro (10 miles) and the nearest town of Penryn with its expanding University Campus at Tremough is 2.75 miles distant. and the harbour town of Falmouth with its excellent maritime facilities and access to the sailing waters of the river Fal and Carrick Roads is approximately 5.5 miles. The A394 Falmouth to Helston road provides easy access not only to the main towns and connects to a network of country lanes and minor roads leading to the beaches, coves and coastlines around Falmouth Bay and north Helford District.

SITE LAYOUT

Planning has been granted for two detached dwellings with a large private courtyard garden area between them. Barn one is a detached dwelling of 130 square metres plus an additional mezzanine of 16 square metres with open plan living space with mezzanine above, three bedrooms with principal en-suite, family bathroom and a separate utility. Barn two is again a detached dwelling of 130 square metres having three bedrooms with principal en-suite, family bathroom and open plan living space plus a separate utility. Planning allows both dwellings to have a southerly aspect, generous private gardens and the site layout includes two parking spaces for each dwelling and a generous turning space plus visitor parking.

ACCESS

There is a level shared access from the road to the proposed dwellings and the neighbouring property. For each barn there will be a designated parking area with level access to the front doors of each proposed dwelling.

DIRECTIONS From Helston drive along the A394 towards Falmouth, and approaching Rame turn left by the Post Office, at the crossroads go straight ahead signposted Stithians where the building plot can be found a short way along on the right identified by our For Sale board. Using What3words: grin.marmalade.catchers



MAP's top reasons to view this home

- Demolition of barns and construction of two dwellings
- Plot for two detached, three bedroom dwellings
- Planning Application reference PA22/06595
- Level plot
- Ideal for builder/developer
- Convenient for access to Falmouth, Helston and Truro
- The plot is not liable for a CIL charge
- A fantastic development opportunity

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

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