

An aerial photograph of a rural landscape. A large area of land, outlined in red, is the focus. This area contains several rectangular plots of land, some of which are plowed and show distinct furrows. The land is bordered by a green field to the west and a road to the east. In the background, there is a small village with several buildings, including a large blue-roofed structure. A road with a bridge crosses the landscape to the left of the red-outlined area.

**Vickery Holman**  
Property Consultants

Cornwall | Devon | Somerset | Bristol

**For Sale**

Freehold on application

Potential Development Land, Camborne West,  
Roseworthy Hill, Camborne, Cornwall, TR14 0PY

7.57 Acres  
(3.06 Hectares)



## Summary

- Parcel of very prominent land
- Located at the western gateway to Camborne directly off the main A30
- Offers significant development potential subject to planning consent
- Opposite land developed by Whitbread plc

### Location:

The land is situated adjacent to the main A30 at the Camborne West junction approximately 15 miles west of Truro, 14 miles east of Penzance and 5 miles east of Hayle.

The A30 is Cornwall's main arterial route and provides the main road transport link between most main towns in the County and onwards to the M5 motorway at Exeter.

The Camborne/Pool/Redruth area is the most populated part of Cornwall with a combined urban population of around 59,100 (NOMIS Census). It is also an area that continues to undergo significant regeneration.

### Description:

Parcel of very prominent land offering development potential STP.

Located at the western gateway to Camborne. See online video at <https://youtu.be/tmyyv7Jw0AU>

Land opposite this opportunity was acquired and developed by Whitbread plc for a Premier Inn several years ago.

### Accommodation:

The land lies to the west of the slip road off the main A30 and has an approximate area of 3.06 ha (7.57 acres), shown on the image featured on the front of these particulars.

### Services:

It is understood that mains services are in the vicinity but will require connection to the site - interested parties must make their own enquiries of the relevant service providers.

### Planning:

The land has been put forward to the Cornwall Council "call for sites" and has passed the Council's initial suitability test. This information can be shared with interested parties who are welcome to make their own further enquiries.

### Terms:

The landowners seek offers from potential purchasers and/or potential occupiers from all sectors which can be considered on an outright or subject to planning basis.

### Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction unless otherwise agreed.

### Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

### VAT:

All figures quoted are exclusive of VAT if applicable.

### Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



### CONTACT THE AGENT

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