

An aerial photograph of a coastal town in Cornwall, UK. A large, irregularly shaped plot of land is outlined in red, situated off Loggans Road. The plot is currently a mix of brown earth and green grass. Surrounding the plot are residential areas with numerous houses, some green spaces, and a road. In the background, the town extends to the coast, with a bright blue sea and a clear sky.

Vickery Holman
Property Consultants

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For Sale

Development Opportunity – Land off Loggans Road, Hayle, Cornwall

3.3 Acres (1.34 Hectares)

Summary

- Approx. 3.3 acres of land with development potential, subject to planning
- Access onto public highway
- Offers in the region of £1 million

Location:

The land is conveniently located on the edge of the Hayle settlement boundary, within walking distance of convenience facilities and Gwithian Towns. Within 1km is a full range of residential facilities and amenities, including primary and secondary schools, health services and retail centre. St Ives, Redruth, Camborne and Truro are all within easy reach.

The A30 and mainline railway station are close by, providing good connectivity across Cornwall and the UK.

Hayle is a popular residential address with a close community and a range of social facilities and clubs. Hayle Towns fronts onto St Ives Bay with famous surfing beaches at Gwithian and coastal walks to Godrevy. The town is undergoing significant

development, not least the iconic North Quays development.

Description:

The subject land is made up of one field (outlined in red) extending to approximately 3.3 acres. It is accessed via a gateway off of Loggans Road, the adopted public highway.

The land has been previously used as pasture land. It is bordered by Loggans Road (west), farmland (north and east), which is subject to an application for solar development, residential dwellings and Loggans Moor SSSI (south).

Services:

We understand that mains electricity, water and drainage are located within the public highway; these services have not been tested by the agents.

Interested parties should make their own enquiries.

Development Potential:

The land is relatively level with access onto the highway and lies adjacent to the development boundary.

The land was previously subject to an application for 43 dwellings in 2016 under planning application number: PA17/01250. This was refused at appeal.

The land is referenced within the Hayle Neighbourhood Development Plan on pages 81-82 (Policy HB4).

We believe that due to changes to planning policy which have come into force since 2016, there is a window of opportunity to bring the site forward for immediate development, subject to planning.

Title:

We understand the land is registered under the freehold title number: CL94382.

Terms:

We are offering the land for sale via Private Treaty. We are inviting offers in the region of £1 million. Conditional terms or Options will be considered.

Please contact the agent for a copy of the Submission of Offers Document.

Legal fees:

The incoming purchaser is to cover the landowner's legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

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.



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