

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**For Sale**

Land off Chapel Hill, Gweek, Cornwall TR12 7AE

**OIRO £600,000**

## Summary

- Permission in Principle for up to 9 dwellings (minimum 8, maximum 9) under reference **PA25/04719**
- OIRO £600,000
- For sale via Private Treaty
- Circa 1 acre

### Location:

The land is situated in the historic riverside village of Gweek, on the banks of the Helford River and close to the picturesque Lizard Peninsula.

Gweek is a highly regarded location, known for its maritime character, sheltered waters and scenic countryside. Demand is supported by both local residents and year-round visitors drawn to the wider Helford area.

The village offers a convenient range of local amenities, including Gweek Stores, The Black Swan pub and Café Sula, located within the boatyard. Gweek is also home to the well-known Cornish Seal Sanctuary and benefits from proximity to several established visitor attractions, including the National Trust's Glendurgan Garden and Trebah Garden.

The surrounding area offers excellent lifestyle appeal, with waterside walks, creeks and sailing, with yacht clubs at Helford and Port Navas, as well as an extensive choice of local pubs, cafés and attractions within easy reach.

Supermarkets, schools, leisure facilities and healthcare are available in nearby Helston, approximately 6 miles away, whilst Falmouth, a popular seaside town with a thriving harbour and numerous beaches, is also within easy reach at around 12 miles away.

### Description:

The land is situated off Chapel Hill (an adopted public highway).

It is bound by a mix of nearby residential properties, the public highway and adjoining land currently used as a sports facility and clubhouse.

### Services:

We understand that mains electricity, water and drainage are available in close proximity to the land.

However, these services have not been tested by the agents. Interested parties should make their own enquiries regarding capacity for development.

### Planning:

The land benefits from Permission in Principle (PiP) for a scheme of up to 9 open market residential dwellings under reference number PA25/04719. This was issued in January 2026.

The land subject of the PiP extends to circa 1 acre.

### Terms:

We are offering the Freehold for sale via Private Treaty, seeking offers in the region of £600,000.

Offers are invited on an unconditional or conditional basis.

Please contact the selling agent for more details.

### Legal fees:

Each party is responsible for their own legal fees associated with 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.



## CONTACT THE AGENT

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