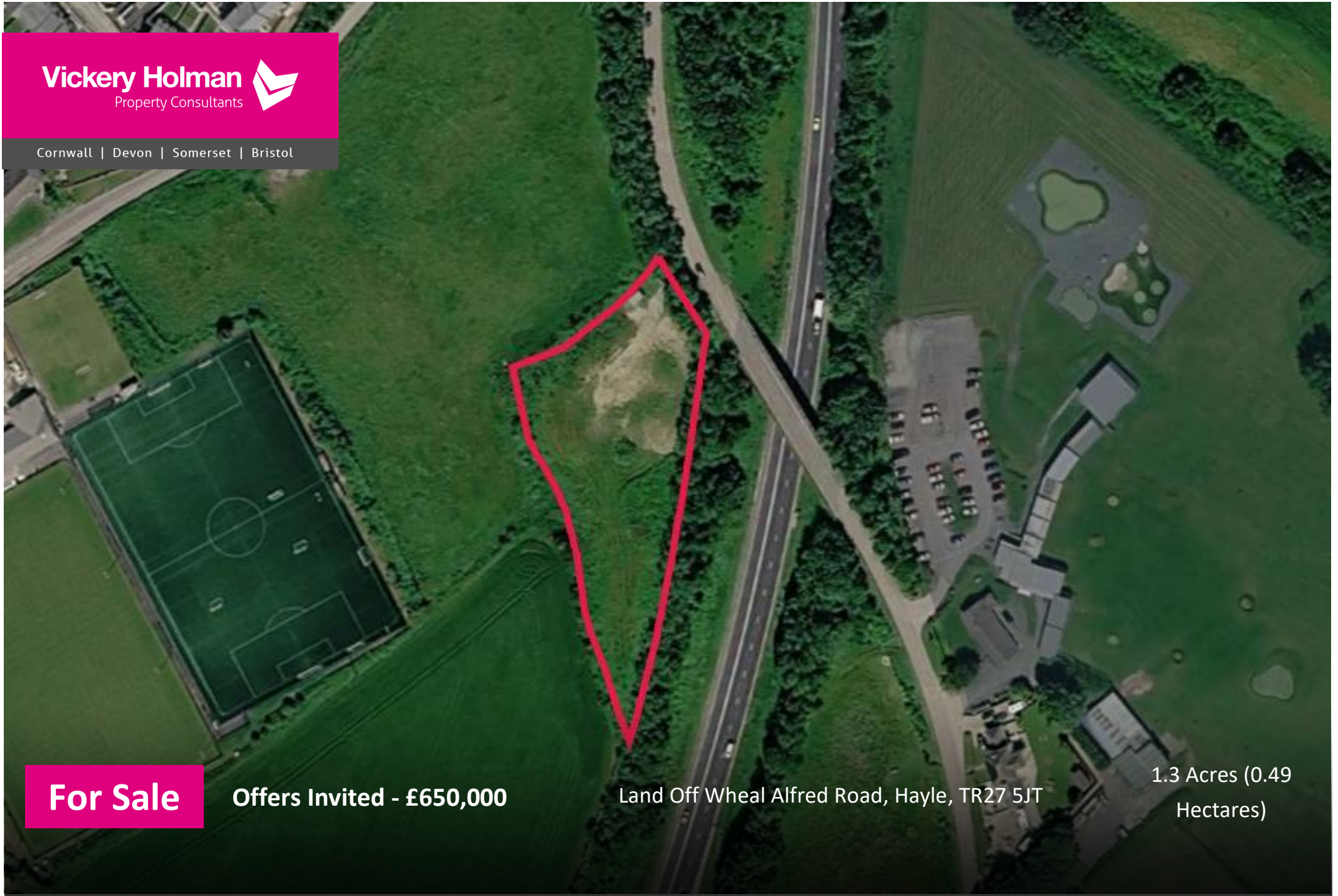


For Sale

Offers Invited - £650,000

Land Off Wheal Alfred Road, Hayle, TR27 5JT

1.3 Acres (0.49
Hectares)



Summary

- Outline planning permission for up to 23 residential dwellings (30% of which are affordable), under application number PA26/00070
- 1.3 acres
- Unconditional offers invited
- £650,000

Location:

The site is situated off Wheal Alfred Road on the outskirts of Hayle, close to the A30, Hayle Golf Club and Hayle Football Club. A comprehensive range of local amenities is available within 1 km, including primary and secondary schools, healthcare services and retail facilities. The nearby towns of St Ives, Redruth, Camborne and Truro are also easily accessible.

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 Towans 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 site is made up of one field (outlined in red) extending to approximately 1.3 acres. It is accessed via Wheal Alfred Road, the adopted public highway.

It is bordered by Wheal Alfred Road (North), land subject to outline planning permission for 50 new residential dwellings (West), and the A30 (East and West).

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.

Planning:

The land benefits from outline planning permission for residential development of up to 23 new residential dwellings and associated access works (to include 30% affordable dwellings) with all matters reserved, under planning application number PA26/00070. This is subject to 10 conditions.

The planning obligations associated with this permission are contained within the Section 106 document dated 28th September 2026. This is available to download on the planning portal.

Legal fees:

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

Money laundering:

Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and/or Source of Funding will also be requested.

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 agent..



CONTACT THE AGENT

Sarah Wynn MRICS

Tel: **07350 450423**

Email: swynn@vickeryholman.com

Truro Office

Walsingham House, Newham Road,
Truro, Cornwall, TR1 2DP