



Gopreva

Gopreva, Lelant Downs, Hayle, Cornwall, TR27 6LL



SITUATION

Gopreva is situated on the edge of the Penwith Peninsula in an accessible, yet tucked away position, in the popular area of Lelant Downs between St Ives/Carbis Bay, Hayle and Penzance.

DESCRIPTION

The sale presents a tremendous development opportunity of a good site which includes a detached single storey residence, either for redevelopment (subject to any necessary consents or approvals) or renovation, two good quality residential building plots and a residential timber framed chalet, again either for redevelopment (subject to any necessary consents or approvals) or renovation.

Adjoining is a regular shaped field and the total acreage for Gopreva extends to about 1.85 acres.

There is mains water in the vicinity and connected to the bungalow and chalet. There is mains electricity currently connected to the bungalow and chalet. New private drainage systems will be required. Broadband: standard and ultrafast available (Ofcom). Mobile: O2 likely and EE, Three and Vodafone limited inside and O2, EE, Three and Vodafone likely outside (Ofcom).

TOWN AND COUNTRY PLANNING

Outline Planning Permission was granted by Cornwall Council on 22nd March 2023 (PA22/08711) for the erection of two residential dwellings within the grounds of Gopreva. Copies of the Decision Notice and all associated drawings are available on request from Stags' Truro office or can be viewed at

the Cornwall Council Planning website – www.planning@cornwall.gov.uk

PLANS

The plans attached to these particulars are not to scale and are for identification purposes only.

VIEWING

Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

DIRECTIONS

Travelling westbound on the A30(T), at the roundabout at the western end of the Hayle bypass, take the second exit (A3074) signposted towards St Ives. Go straight over at the next roundabout and at the next roundabout turn left towards Tate St Ives. Drive uphill for about a mile. A few yards just after a 'Horse Triangular Warning' road sign on the left and just before the turning to the left towards Cripplease, there is an unsigned stone track to the left which leads to a few houses. The entrance to Gopreva is the first on the right-hand side.

A30(T) 1.5 miles Hayle 2.5 miles Carbis Bay
3 miles St Ives 4 miles Penzance 7 miles

A tremendous opportunity to purchase a multiple development opportunity with an adjoining field in a favoured rural area

- 2 Bedroom Bungalow for Redevelopment or Modernisation
- Outline Planning Permission for 2 Separate Dwellings
- Residential Timber Chalet
- Mains Electricity and Water to Site
- Good Position
- Field
- Total About 2.10 Acres
- Outbuildings
- Freehold
- Council Tax Band A

**Offers In Excess Of
£500,000**



GOPREVA



**Plan for Identification
Purposes Only
Not to Scale. The
Boundaries (Red) are
Indicative Only and Not
Accurately Drawn.
Not to be Relied Upon**

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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