

Two Building Plots Adjacent to 35 Wall Road, Wall, Gwinear, Hayle TR27 5HA



A parcel of land within a popular non-estate village location, with the benefit of Permission in Principle for up to two dwellings.

Guide Price: £175,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Location

The nearest shop and Post Office for daily requirements are approximately ½ a mile away at Carnhell Green, a similar distance from the popular Gwinear Primary School. Wall itself is conveniently situated central to the larger towns of Hayle (5 miles), Camborne (3½ miles) and Helston (8 miles), all of which offer a varied range of shopping, schooling, recreational and healthcare facilities. Hayle and Camborne both have stops of the main Paddington to Penzance railway line, whilst the County's main spinal route, the A30, is approximately 5 minutes drive away at Treswithian Downs. The spectacular north Cornish coastline is less than 15 minutes drive away and Cornwall's other main towns and tourist attractions are easily accessible including the County town of Truro (20 miles).

The Land

This level plot of around 0.13 acre is located within the centre of a highly popular village. It is clear of buildings and has the benefit of Permission in Principle for either one detached, or a pair of semi-detached houses, granted on 26th September 2025 under Application No. PA25/05958. Available to purchase separately is a further area of land to the rear on which there are some old buildings with mains water and electricity. This area would lend itself to additional garden, parking or domestic garage space (subject to planning). Mains drainage runs along the main road to the front of the plot.

Services

No services are available on the site but are available nearby as advised. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. A right of way over the neighbours driveway will be granted for access to the land and buildings at the rear if purchased.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

From the A30 southbound take the Camborne West exit to Connor Downs via Roseworthy. Upon entering Connor Downs turn left at the crossroads into Gwinear Road and proceed to Carnhell Green. At the T junction turn right towards Wall. Follow the road through a sharp left hand and right hand bend, after which the building plots will be found on the right hand side identified by a Lodge & Thomas for sale board.

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