



Land Adjacent to 4 Love Lane, Hayle, TR27 4PX
Guide price £19,000

For sale by Public Auction and via Livestream on Thursday 5th June 2025 at 2 pm at The Digby Hall, Hound Street, Sherborne, Dorset DT9 3AA.

Land in a residential area with potential for a variety of uses.

For sale by Public Auction and via Livestream on Thursday 5th June 2025 at 2pm at Digby Hall, Hound Street, Sherborne DT9 3AB. Register to bid in the room, online, by telephone or by proxy via our website.

Guide Price- £19,000

The Property

An interesting plot with potential for a number of uses, subject to any requisite consents.

The plot is almost rectangular and measures 21.4m (max) by 10.3m. Currently disused domestic garden. 0.022hectares (0.055acres).

A Residential Pre-App submission and the response from Cornwall Council are available, see Agent's Notes below.

The Location

The plot is set very conveniently for the High Street names located at the nearby West Cornwall Shopping Park as well as a major supermarket, the town centre of Hayle being about a level mile away.

In an established residential area. Less than a 400m walk to Next, Boots and Marks and Spencer at the West Cornwall Shopping Park. 250m from a Lidl Supermarket. Hayle town centre about a level mile away. St Ives circa 8 miles.

What3Words

/// chopper.observers.resettle

Services

- Please refer to Auction Legal Pack.

We are informed that mains drainage lies immediately to the north of the land.

Ultrafast broadband is available. Outdoors signal is likely. Indoors signal limited but likely with O2. Source: ofcom.org.uk

HEALTH & SAFETY

PLEASE BE AWARE THAT WITHIN THE UNDERGROWTH IS A BATH TUB FULL OF WATER. IT IS LOCATED ON THE EASTERN BOUNDARY AND IS NOT VERY VISABLE. ALL PARTIES ARE ADVISED NOT TO VENTURE NEAR THE EASTERN BOUNDARY.

Tenure

Freehold

Local Authority

Cornwall Council

Agents Note

1)A copy of the Pre-Application Advice submission with plans and the subsequent response from Cornwall Council will be found within the Auction Legal Pack or on the Cornwall Council Planning Portal under the reference PA23/01041/PREAPP. Please note that the submission was in respect of a slightly longer piece of land.

2)The address on the submission is given as "Land adjacent to 5 Park View, Love Lane, Hayle TR27 4PX" whilst the Land Registry under Title Number CL 378208 give the address of the plot as "Land adjoining 4 Love Lane, Hayle TR27 4PX".

Method of Sale

The land is being sold via a public auction. All buyers must be made aware that there could be additional fees upon a successful bid being accepted. Please ensure that you have consulted the Symonds and Sampson Auctions condition of sale for this property.

Solicitors

Thurstan Hoskin
Redruth, TR15 2BY
emma.

Viewings

Viewings during daylight hours with a set of these particulars to hand.

