



## Land Adjacent to 15 wheal Alfred Road Wheal Alfred Road, Hayle, TR27 5JT

Nestled on Wheal Alfred Road in the charming town of Hayle, this exceptional building plot presents a rare opportunity for those looking to invest in a prime piece of land. With outline planning permission already in place for the construction of two dwellings, this site is perfect for developers or individuals seeking to create their dream residence in a picturesque setting.

The plot is conveniently located on the outskirts of Hayle, providing a semi-rural atmosphere while still being within easy reach of local amenities. Residents will appreciate the close proximity to schools and shops, ensuring that daily necessities are just a short drive away. Furthermore, the stunning Godrevy and Gwithian beaches, renowned for their three miles of golden sands and excellent surfing conditions, are easily accessible, making this location ideal for those who enjoy outdoor activities and coastal living.

We have been advised that utilities are readily available nearby. Additionally, the plot offers excellent transport links, with easy access to the A30, which connects to major market towns across Cornwall and the historic cathedral city of Truro.

This building plot is not just a piece of land; it is an opportunity to create a home in a desirable location that combines the tranquillity of a semi-rural lifestyle with the convenience of nearby urban amenities. Whether you are looking to build for personal use or as an investment, this property is sure to attract interest. Don't miss out on the chance to secure this exciting opportunity in Hayle.





**Guide Price- £500,000**

### Location

The popular coastal town of Hayle and is close to the Hayle estuary Nature Reserve, Gwithian and St Ives beaches. There are good transport links via the A30 and mainline railway station which regularly runs between Penzance and London. Hayle itself offers a range of local and national shops including a Marks and Spencers, Next, Asda and Lidl's. The town has a vibrant community and good local schools. The major towns of Penzance, Helston, Camborne, Redruth and Truro are all within easy reach and Newquay airport is less than an hour drive.

### Services

We are informed that services are very close to the site

### Agents Note

Please be noted that the planning permission is outline permission only with matters reserved

### Planning Information

Outline planning has been granted under planning application PA25/01159

### Council Tax Band- Exempt

### What3Words

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### Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We will inform you of the process once your offer has been accepted.

### Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

### Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit <https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit <https://checker.ofcom.org.uk/>



The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

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