

Development Site, Gilberts Coombe, Lower North Country, Redruth TR16 4HJ



A development site with planning in principle for the construction of between four and five dwellings in a convenient location between Redruth and Portreath.

For Sale by Informal Tender
Conditional or Unconditional Offers to be submitted by
2pm on Friday 8th May 2026

Offers Invited for the Freehold

The Site

Planning in principle was granted, under appeal on the 23/09/2025 (Appeal Ref: APP/D0840/W25/3366033) Land to the East of the Chapel of Rest, Gilberts Coombe, Lower North Country, Redruth TR16 4HJ, for the construction of between four and five dwellings.

The site has good access from the County highway and has a relatively level topography and is bordered by a highway to two sides, an archery field to the rear and a Chapel of Rest to the western side.

The site extends to 0.29 hectares (0.71 acres) and currently a hard surface and scrubland, with historical links to tin streaming.





Community Infrastructure Levy (CIL)

The site lies in Area Band 5 and therefore currently 100% exemption from CIL.

Services

No services connected to the site. 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.

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.

Location

The site lies approximately 1 mile from the centre of Redruth and about 2½ miles from Portreath with good access to the A30 dual carriageway.

The historic mining town of Redruth provides an extensive range of retail and professional services, along with leisure and education facilities and the nearby north Cornish coastline provides extensive coastal walks and access to numerous surfing beaches.



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 Redruth take the Portreath road and follow without deviation, then at the crossroads turn left and the site will be found immediately on your right-hand side, as marked by a Lodge & Thomas for sale board.

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