

**LAND AT HEMBAL LANE,  
TREWOON, ST AUSTELL, PL25 5TD**



**FOR SALE BY INFORMAL TENDER**

**A useful block of amenity land extending to some 2.4 acres or thereabouts and situated a short distance off both the A390 to the south-west of St Austell and the A3058 at Trewoon.**

**Tenders to be received in writing on a completed tender form by no later than 12 noon on Friday 22<sup>nd</sup> May 2026.**

**GUIDE PRICE: £50,000**

## LOCATION

The land is situated at the southern end of Hembal Lane, Trewoon with easy access off the A390 at St Mewan and off the A3058 at Trewoon.

The land is situated approximately one mile to the south-west of St Austell town centre.

A "For Sale" board is attached to the southern corner of the land and to the access gate off Hembal Lane.

The gate location is identified by what3words - appetite.songbird.navy.

## DESCRIPTION

The land extends to some 2.4 acres or thereabouts as shown for identification purposes only on the plan attached to these details..

The land is suited to a variety of uses including arable, pasture, equestrian or amenity use.

## ACCESS

Off Hembal Lane.

## SERVICES

A mains water supply will be connected to the land.

## DEVELOPMENT UPLIFT CLAUSE

The land will be sold subject to a development uplift clause reserving 30% of any uplift in value should any non-agricultural planning including residential planning consent be obtained on the land within a twenty-five year period.

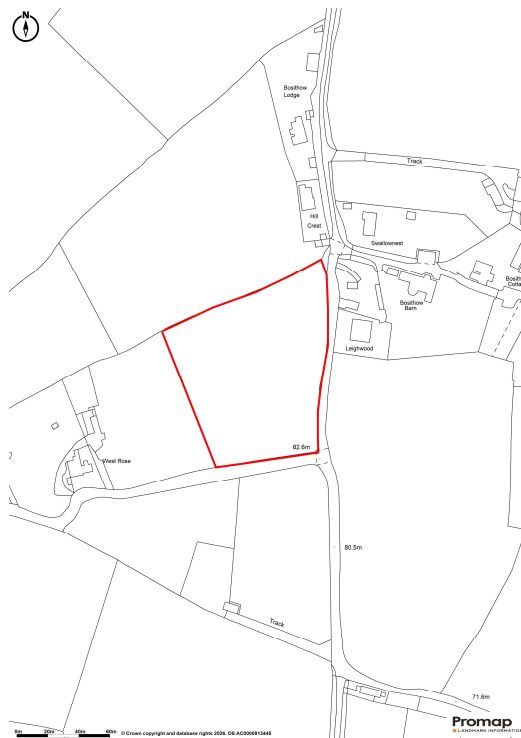
## TENDER

The land is to be sold by informal tender. All tenders are to be received at the offices of Jefferys, 5 Fore Street, Lostwithiel, PL22 0BP on the Tender Form by no later than 12 noon on Friday 22<sup>nd</sup> May 2026. (Note: Please contact the office to request a Tender Form or use the relevant link to download online). The Vendor does not guarantee to accept the highest or indeed any tender submitted.

## VIEWING

Strictly by appointment with Jefferys on (01208) 872245.

Plan below not to scale



### St Austell

18 Duke St, St Austell  
PL25 5PH  
01726 73483  
staustell@jefferys.uk.com

### Lostwithiel

5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

### Liskeard

17 Dean St, Liskeard  
PL14 4AB  
01579 342400  
liskeard@jefferys.uk.com

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**Jefferys**