

Development Site West of Trevu Nancegollan, Helston TR13 0AR



A $\frac{3}{4}$ acre parcel of land with planning in principle for up to nine dwellings in a popular hamlet between Camborne and Helston

A level site of around 0.3 hectares (0.75 acres) of agricultural land where a planning in principle was granted on the 4th June 2026 under Application No. PA26/02212 for 'The construction of up to nine dwellings (minimum of 5 maximum of 9)'. The layout illustration suggests four pairs of 2, 3 and 4 bedroom semi-detached houses together with one 3-bedroom detached house. The access would be directly on to the B3303 main road between Camborne and Helston.

Guide Price: £400,000 Freehold

Location

Nancegollan is a small and popular hamlet straddling the B3303 Camborne/Helston road, just 2½ miles south of the village of Praze-an-Beeble where local amenities include a Primary School, Drs Surgery and Grocery Store. It is an area sought after for its central 'easy to get everywhere' location as Camborne is just 3 miles to the north where there is a main line railway station and Helston 6 miles to the south. The university campus at Penryn is about 12 miles away and the cathedral city of Truro 18 miles away via the A30.



Services

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.

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

Leave Camborne on the B3303 towards Helston and continue through the village of Praze-an-Beeble. Shortly afterwards upon entering Nancegollan, the land for sale is located on the right hand side just after the crossroads and identified by a Lodge & Thomas 'For Sale' board.

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