LODGE & THOMAS

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# Two Building Plots Adjacent to 12 Rosewarne Road, Gwinear, Hayle, TR27 5LD



*Prominently located within the rural hamlet of Gwinear, near the north Cornish coast at Hayle, a parcel of land with consent to build two detached luxury homes*

## Guide Price: £250,000 Freehold


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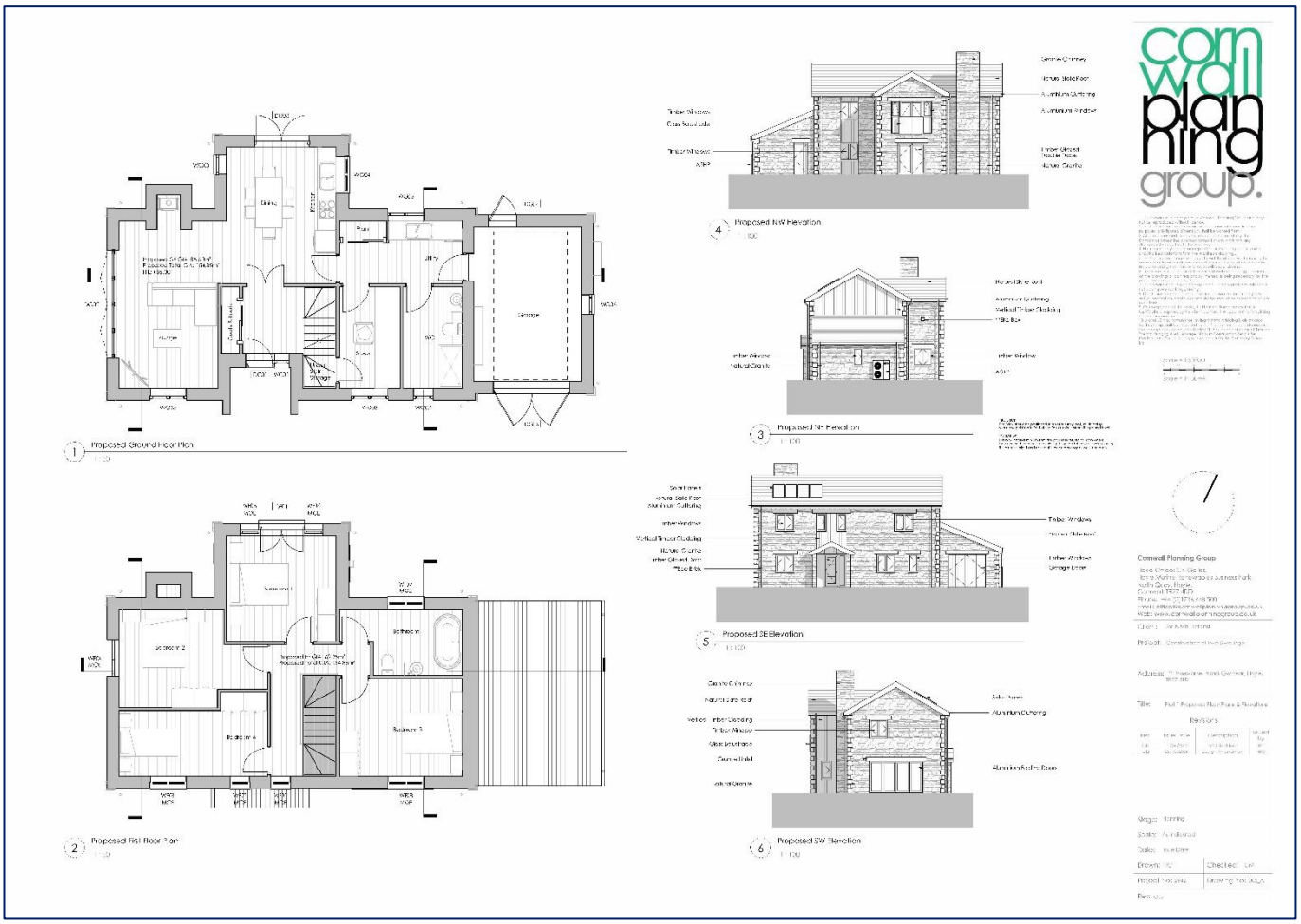
**The Plots**

These two level plots directly front the Council highway and provide the opportunity to develop two very stylish 150 sqm detached houses with garages and off-road parking for two further vehicles. Conditional consent was granted on the 9th February 2026 under application PA25/08742.




**Services**

None of these services have been tested and therefore no guarantees can be given. 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.

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**Location**

This non-estate setting is central to the village Post Office store and the much respected Gwinear CP Primary School, both of which are within, what for many, will be a short walk. Gwinear itself is a popular rural community hidden away from the summer 'hubbub' and yet less than 4 miles off the A30 and a similar distance to the many and varied shopping, schooling and health facilities in the old harbour town of Hayle. A quarter of an hour drive away are the golden sands of Towan Beach and the lighthouse at Godrevy, a highly regarded surfing venue. Closer to hand, 3 miles away, is Camborne where in addition to a much larger variety of supermarkets, schools and facilities is a stop on the main Paddington to Penzance railway line.




**Viewing:** Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk**. Do not** enter onto the land/gardens of 12 Rosewarne Road or disturb the occupants.

**Directions**

From the Loggans Moor roundabout at Hayle, take the exit signposted Connor Downs 1 mile. Proceed to the top of the village where at the crossroads turn right signposted Praze-an-Beeble, Gwinear and Carnhell Green. Continue into the village of Carnhell Green where at the junction turn right and continue past the shop on the right. The land for sale will be found a short way along on the right, shortly after the Gwinear turning.

**what3words**///enjoys.friend.noble

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