

# LODGE & THOMAS

ESTABLISHED 1892

*A residential development opportunity in open countryside*

Trenerth, Deveral Road, Leedstown,  
Hayle, Cornwall TR27 5EP



A rare opportunity to convert a single storey former livestock building into a two bedroom residence in a unique open countryside setting with expansive views.

**Guide Price: £250,000 for the Freehold**  
with further land available by negotiation

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## Situation

Trenerth, which was once a commercial farming unit is now a small cluster of residential properties although the building being offered for sale is some distance away from them in open countryside to the south of the village of Reawla which links with Wall. About 1½ miles away, in Carnhell Green, is a village Post Office/shop and there are popular primary schools at Gwinear and Leedstown which are about 2 miles and 1½ miles away respectively. The building is well situated, only about 1 mile from the B3302 Hayle to Helston road. Both the towns of Hayle and Helston have a comprehensive and varied range of shopping, schooling and health services, and Hayle, which is less than 3 miles away, also boasts a harbour, sandy beaches and a station on the main Paddington to Penzance railway line. Cornwall's main arterial road, the A30, which bypasses the town of Hayle, provides good daily commuting access to Penzance, about 10 miles to the west, Camborne about 4 miles to the north-east and the City of Truro, the main administrative commercial and retail centre, about 18 miles to the east.

## The Property

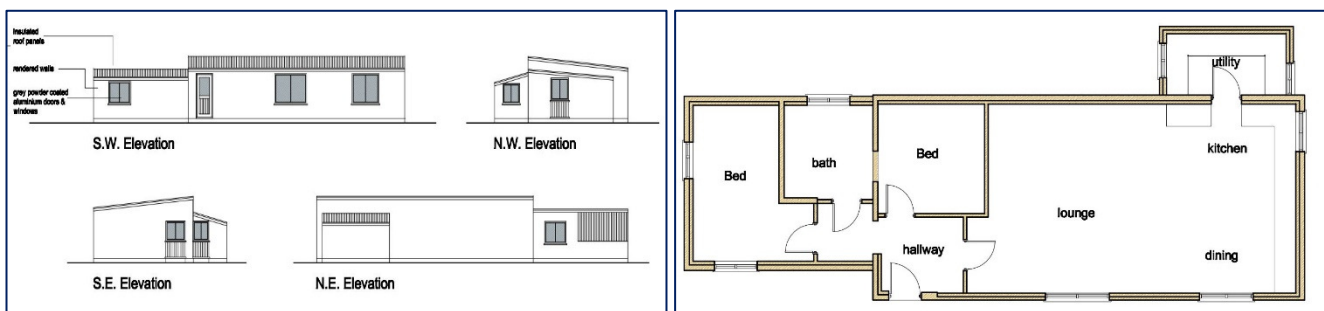
The building has Conditional Permitted Development under Class Q, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The building is situated at the edge of a large arable field and has good access over a stone surfaced track which leads from Deveral Road.

Set within a generous size plot with a gated entrance, there is scope to create ample parking space and gardens.

The permitted planning permission (PA22/07723) was granted on 29th September 2022. The existing building is built of concrete block walls and the roof is clad with steel box profile sheets. There are currently two main areas within the building with dimensions 11.9m x 5.19m and 5.14m x 4.35m in addition to which there is an extension.

The proposed accommodation, all at ground floor level, is: open plan lounge/dining/kitchen; utility room; two bedrooms; bathroom; hallway.



**Services:** Prospective purchasers are advised to make their own enquiries relating to mains services, although it is understood that a South West Water mains pipe passes close to the building. The vendor, who owns the adjacent and nearby land, will provide easements as necessary for the provision of services by arrangement.

**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:** Strictly by appointment with the sole selling agent Lodge & Thomas  
Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

**Directions:** From Hayle head south-east along the B3302 road towards Leedstown. In the hamlet of Fraddam, before Fraddam garage, turn left into Deveral road and continue for about ¾ of a mile before turning right into the stone surfaced track leading to the building and indicated by the Lodge & Thomas for sale sign.

**what3words**///pelted.savings.growth

