

## Two Building Plots Adjoining 36 Rosewarne Road, Wall, Gwinear, Hayle, TR27 5LD



*Non-estate development site / Planning in Principle for up to two dwellings*

*Former garden plot with mature boundaries / Excellent village setting close to respected school*

*Central location close to A30*

**Guide Price: £200,000 Freehold**

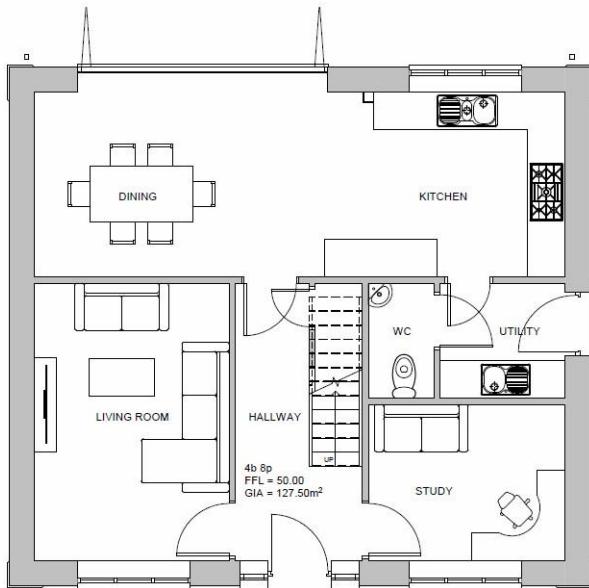
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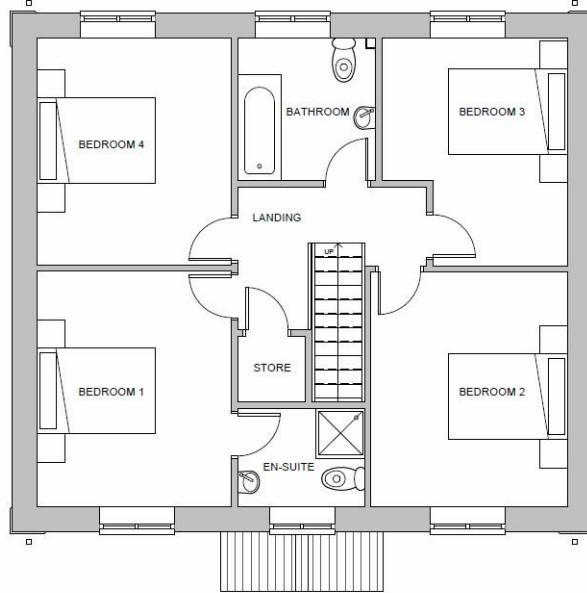
Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## The Property

A mature former garden plot with generous proportions, enjoying a non-estate setting with established hedge-line boundaries. Cornwall Council granted Planning in Principle for up to two dwellings on 19/06/2025 under Reference Application PA25/03238. The properties would be set well back from the village thoroughfare and as such benefit from excellent access.



5 Ground Floor Plan  
1:50



6 First Floor Plan  
1:50

## Services

Mains electricity, water and drainage are available in the road. 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 nearest shop and Post Office for daily requirements are about  $\frac{1}{4}$  of a mile away at Carnhell Green, and a similar distance from the popular Gwinear primary school. Wall is itself conveniently situated central to the larger towns of Hayle (5 miles), Camborne (3½ miles) and Helston (8 miles), all of which offer a varied range of shopping, schooling, recreational and health care facilities. Hayle and Camborne both have stops on the main Paddington/Penzance railway line, whilst the County's main spinal route, the A30 is just 5 minutes drive way at Treswiithian Downs. As well as putting the spectacular north coast within less than 15 minute drive, it also means that many of Cornwall's other main towns and tourist attractions are easily accessible including the County town of Truro (20 miles).



## 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](mailto:property@lodgeandthomas.co.uk)

## Directions

From the A30 south bound take the Camborne west exit to Connor Downs via Roseworthy, upon entering Connor Downs, turn left at the crossroads into Gwinear Road and proceed to Carnhell Green. At the T-junction, turn right towards Wall. The property for sale will be found on the right hand side identified by a Lodge & Thomas for sale board.

**what3words**///bluff.promotes.shiver

