

Land West of Hayle Golf Range Wheal Alfred Road Hayle, TR27 5JT







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Nestled on Wheal Alfred Road in the charming town of Hayle, this development site presents a remarkable opportunity for investors and builders alike. With planning permission already granted, the land is primed for immediate development, allowing you to bring your vision to life without delay.

Situated conveniently close to Hayle town, this location offers easy access to local amenities, including shops, schools, and recreational facilities, making it an attractive prospect for future residents. The area is known for its stunning coastal scenery and vibrant community, enhancing the appeal of any potential development.

Moreover, there is the exciting possibility to increase the number of houses on the site, subject to further permissions. This flexibility allows for creative planning and the potential to maximise the site's value, catering to the growing demand for housing in this desirable region.

Whether you are looking to create a small residential enclave or a larger housing project, this development land on Wheal Alfred Road is a rare find in a sought-after location. Seize this opportunity to invest in a promising future in Hayle.



The Mather Partnership, Offices in Helston & Hayle
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Guide Price- £750,000

Location

The popular coastal town of Hayle and is close to the Hayle estuary Nature Reserve, Gwithian and St Ives beaches. There are good transport links via the A30 and mainline railway station which regularly runs between Penzance and London. Hayle itself offers a range of local and national shops including a Marks and Spencers, Next, Asda and Lidl's. The town has a vibrant community and good local schools. The major towns of Penzance, Helston, Camborne, Redruth and Truro are all within easy reach and Newquay airport is less than an hour drive.

Accommodation

This is an exciting opportunity to purchase a development site on the outskirts of Hayle and set close to the local secondary school. The site is approximately 1.3 acres and currently has planning permission for 15 homes. The site could lend itself to additional homes being added to the site subject to the permission being agreed. There is an affordable element to the site. The plans are available upon request. The planning application number is PA20/09715

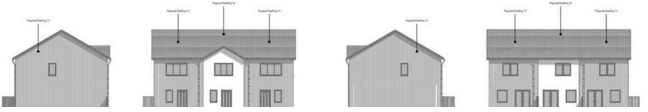
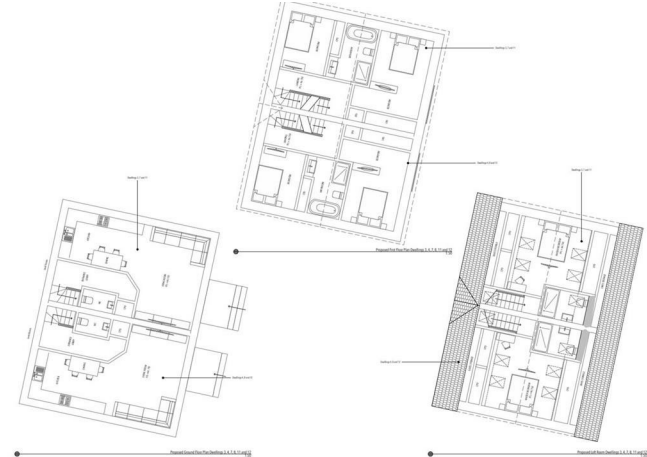
Services

There are no services as yet on site

Anti Money Laundering Regulations – Purchasers

It is a legal requirement that we receive verified ID from all buyers before a sale





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

can be instructed. We will inform you of the process once your offer has been accepted.

Proof of Finances

Before agreeing a sale, we will require proof of your financial ability to purchase. We will inform you of what we require prior to agreeing a sale.

Broadband & Mobile Phone Coverage

To check the broadband coverage for this property please visit

<https://www.openreach.com/fibre-broadband>. To check mobile phone coverage please visit

<https://checker.ofcom.org.uk/>

What3Words

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The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.

