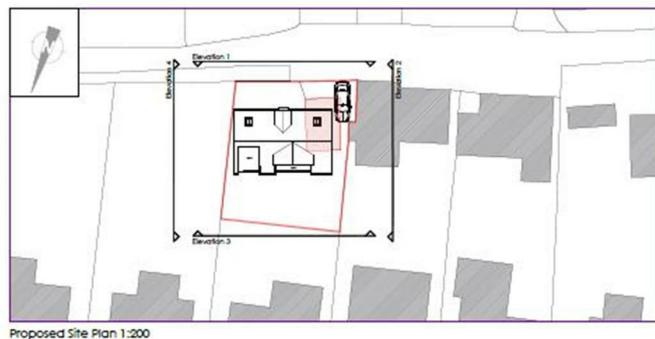
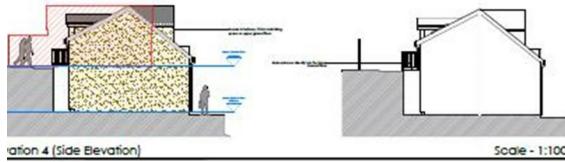
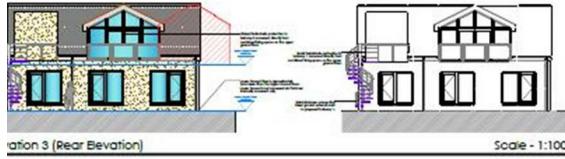
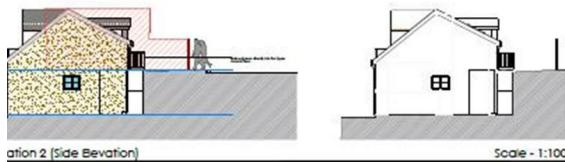
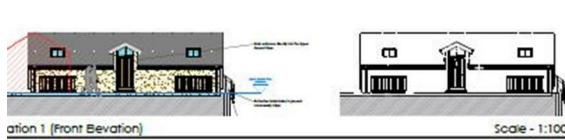


# camel

## H O M E S



**Building Plot@ Coopers Hill, Hayle, TR27 4LY**  
**Guide Price £225,000**

A coastal building plot for a reverse accommodation, contemporary style detached family home, overlooking the historic Copperhouse Pool, Hayle. - PA23/02755

## The Building Plot

PA23/02755 - A rare opportunity to acquire a building plot for a contemporary, detached family home with reversed living accommodation,

Situated within the Port Town of Hayle, overlooking Copperhouse Pool. This is a perfect location for families and couples alike who are looking to live in a coastal area of Cornwall with good access to the A30 and around the county.

This plot would suit any developer who is looking for an individual building project within this popular Cornish location or those looking to build and create a dream family home.

More information for the plot can be found at <https://planning.cornwall.gov.uk/online-applications/> (using the Planning Application Number PA23/02755)

For over 60 years Copperhouse Pool was used as the venue for the famous Hayle Regatta and the Mullet Pool behind the Custom House was used for many years to teach the children of Hayle to swim. Today the Pool is a Nature Reserve under the protection of the R.S.P.B. and the mudflats attract many ducks and waders to feed there during the autumn and winter.

## Directions

Sat Nav: TR27 4LY

What3words: ///pushed.objective.umbrellas

## Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

## MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

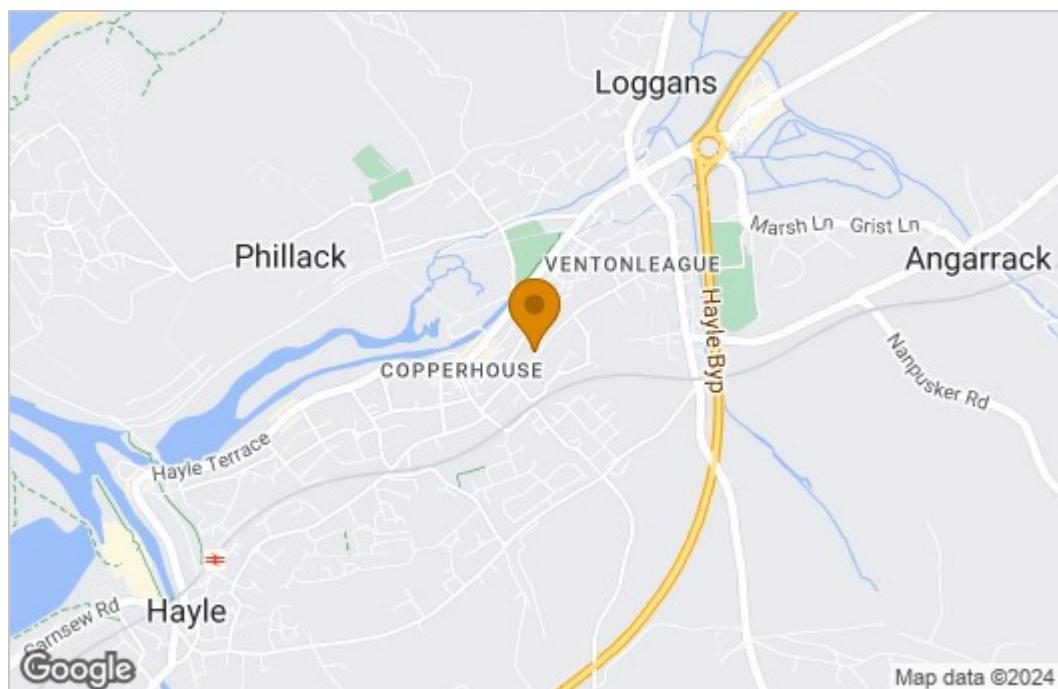
## DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

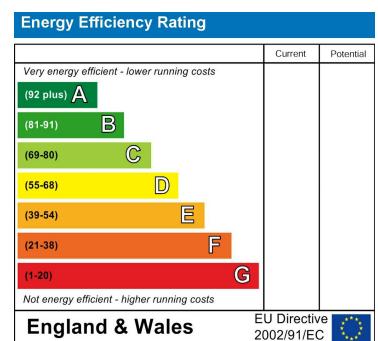
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.