



LAND ADJACENT TO GREENWITH LANE, PERRANWELL STATION, TRURO, TR3 7LS

The land is presently used for grazing and slopes downward from east to west. Offering a range of potential uses, it may continue as grazing land or be utilised for equestrian or amenity purposes. Furthermore, the site may present future residential development opportunities, subject to the requisite planning permissions and statutory consents.

FOR SALE BY INFORMAL TENDER

OFFERS OVER £40,000

- **Potential development land (Subject to consent)**
- **0.87 acres**
- **Popular village location**
- **Tender closing at 5pm on Thursday 10th September**



LOCATION:

Nestled just a few miles south-west of Truro, Perranwell Station is a sought-after village that combines excellent local amenities with a strong sense of community.

At its heart are the popular Royal Oak pub and the village shop, which is proudly run by local residents.

The village has a distinctive character, with Perranwell Garage often showcasing an impressive collection of classic and vintage vehicles.

Perranwell Station benefits from excellent transport links, including a railway station on the scenic Truro to Falmouth branch line, as well as regular bus services.

Despite its village setting, residents enjoy a wide range of facilities, including well-supported football and cricket clubs, a highly regarded primary school, a pre-school, and an independent day nursery.

Outdoor enthusiasts are particularly well catered for, with numerous walking, cycling and riding routes accessible from the village and surrounding countryside.

For those who enjoy life on the water, the renowned sailing and water sports facilities at nearby Mylor Harbour are only a short drive away.

Offering a rare blend of community spirit, convenience and access to the outdoors, Perranwell Station remains one of the area's most appealing villages.

DESCRIPTION:

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SERVICES:

A low voltage electrical cable passes over the corner of the property.

A gas main terminates a few feet from the gateway on Greenwith Lane but would need to be brought in to the site.

Water and foul locations are located nearby. Buyers are to satisfy themselves with regards to the ability to connect to services.

SITE:

0.87 acres (0.351 hectare)

How to find it:

<https://what3words.com/edits.breakfast.types>

Please note that the gateway is located on a Byway.

TENURE:

Freehold

CONSTRAINTS:

The road fronting aspect and southern boundary sits within a Tree Preservation Order area.

VAT:

We have been advised that the land has not been elected for VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

PURCHASERS PACK:

- National Grid Electricity Distribution
- Wales & West Utilities
- Access Appraisal
- South West Water
- HM Land Registry Copy of Title
- HM Land Registry Title Plan

INFORMAL TENDER:

This property is to be sold by informal tender.

The Tender deadline is Thursday 10th September 2026 at 5.00pm.

All offers should be submitted on the Tender Form which is available via request.

Offers should be emailed to: kk@miller-commercial.co.uk

or posted to Miller Commercial, 2 Old Bridge Street, Truro, TR1 2AQ

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Thomas Hewitt on 01872 247025

Email th@miller-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk



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