

Two Plots at Hicks Mill, Bissoe, Truro, Cornwall, TR4 8RD

Available as a whole or in two lots



A level site with planning in principle for the construction of two dwellings in an elevated semi-rural position within easy reach of the village of Perranwell, the City of Truro and both North and South Coast.

Guide Price: £350,000 Freehold

(£175,000 per Plot)

The Site

A level site extending to 0.5 acre or thereabouts, accessed off a minor county lane onto an unmade track. The site is in an elevated position, with views enjoyed of the surrounding area.

Planning in Principle was granted on 12/03/2026 for the erection of two dwellings (Planning Reference No. PA26/00755). Planning information available from the selling agents or Cornwall Council Planning Portal. If sold in individual plots, the site will be split equally.

A Wonderful opportunity for a bespoke self-build property, subject to a full planning consent being obtained.



Any development may be liable to Community Infrastructure Levy (CIL), The site is located within Band 4 with a chargeable rate of £100 sqm of new floor space, unless an exemption applies. Further details from the selling agents.



Proposed Services

Mains water, mains electric and private drainage. 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. The plots will be granted a full right of way over the access track shaded blue, subject to contributing to the ongoing maintenance of the track.

Particulars & Plan

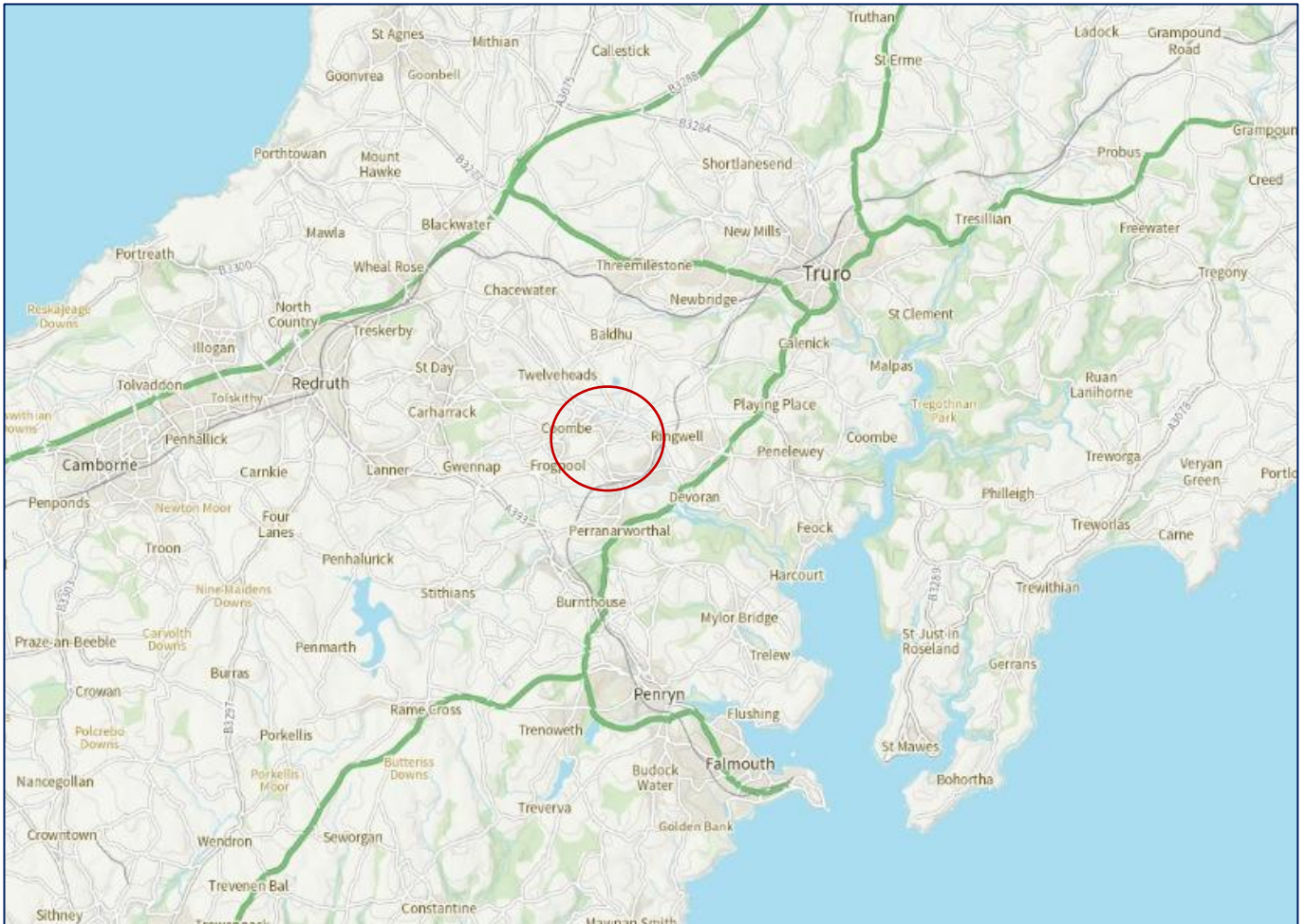
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Location

The site is located in the hamlet of Hicks Mill between Bissoe and Perranwell Station. Hicks Mill lies in an accessible position, providing excellent access to the north and south coast as well as the A30, and within easy commuting distance for the City of Truro and the port of Falmouth.

The local village of Perranwell Station boasts amenities to include a public house, community village shop, community hall, nursery and primary school and garage. The County town of Truro provides an extensive range of retail and professional services as well as educational, health and leisure facilities.

The Bissoe trail provides extensive, mainly off-road cycling or walking with cafes on route.



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

Directions

From Devoran, head towards the Bissoe Cycle Centre and proceed over the bridge, pass Richards Garage and take the next left turn towards Hicks Mill. Follow this lane without deviation up the hill, around a 90-degree right hand bend, rise up the hill and the site will be found at the top on the left hand side, as marked by a Lodge & Thomas for sale board.

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