



Wheel Inn,
Cury Cross Lanes, Helston

LODGE & THOMAS

ESTABLISHED 1892

The Wheel Inn, Cury Cross Lanes,
Helston, Cornwall, TR12 7AY

Guide Price - £350,000 Freehold

A vacant prominent roadside country pub in an Area of Outstanding Natural Beauty with planning consent to be altered and extended to create owners/managers accommodation, 4 x ensuite letting rooms, 4 x studio holiday apartments with onsite car parking.

Level site area extending to nearly half an acre.

Alternative development opportunities subject to planning.

The Property

The Wheel Inn was a former free house which has been closed since 2019. The prominent site enjoys an approximately 75m road frontage to the main Helston to Lizard village road and comprises a two-story traditional constructed building under a slate roof with latter day extensions, beer garden, and onsite carparking, with planning permission to remodel and reinstate the existing building.

The property lends itself to alternative commercial or residential development proposals, subject to planning.

Enabling works have already commenced within the main building.



Planning

Planning consent was obtained in 2023 (PA23/03286) to remodel and reinstate the public house, to provide replacement managers accommodation, 4 new letting rooms and a freestanding annex in the car park to provide 4 additional letting rooms.

Work has commenced and a Certificate of Lawfulness for proposed commencement of the planning permission (PA26/01631).

The proposed accommodation to comprise:

Ground Floor: Kitchen; Bar/Servery with cellar; Ladies and Gent WC's.

First Floor: 2 bedroom managers flat; 4 en-suite letting rooms.

Detached annexe accommodation:

New build four x 2 bedroom studio apartments. (tied to the pub).

Proposed External area:

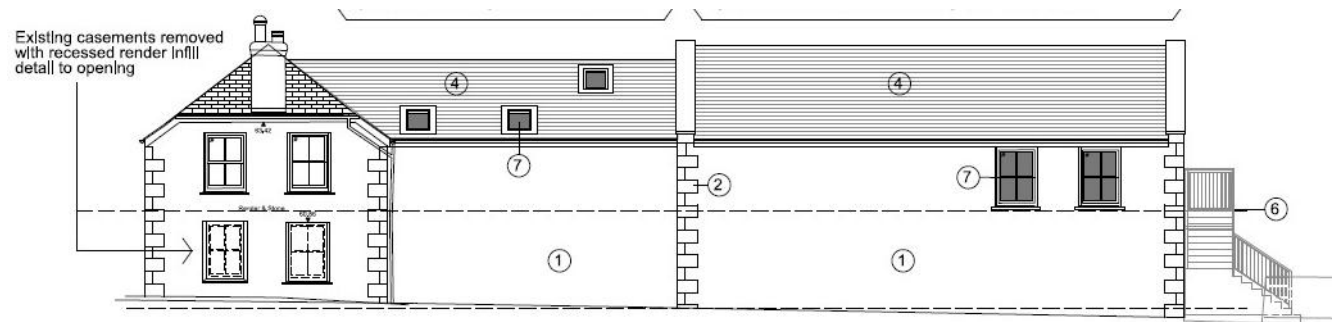
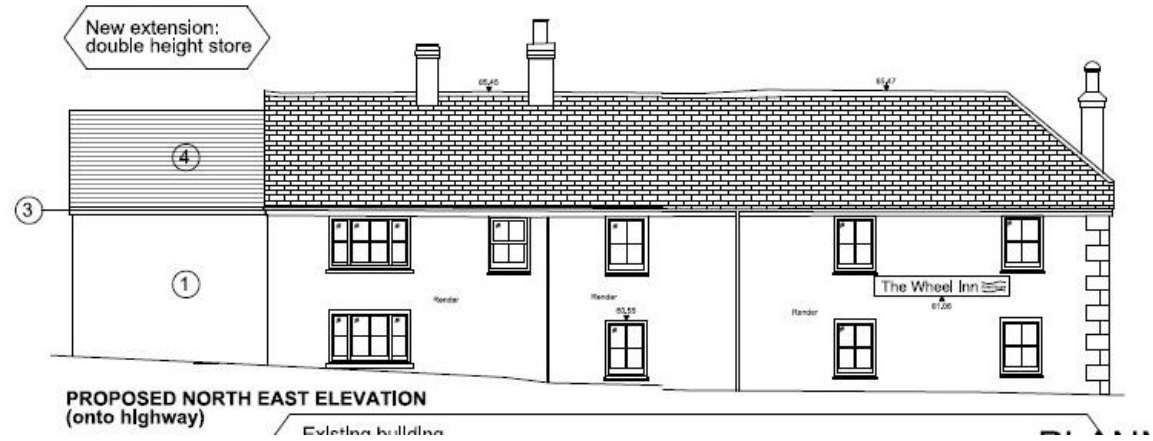
Beer garden

Refuse/recycling storage area

Car Parking for circa 20 cars

The site extends in all 0.42 acre (0.17 ha)

Agent Note: The car park is currently let to a neighbour.



Services

We are advised that mains water and mains electricity and private drainage are connected to the property. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Business Rates & Council Tax: The property has a rateable value of £4,500 the VOA website 2026 list and a Council Tax Banding A for the flat. Prospective purchasers should confirm the actual rates payable with the local billing authority.

VAT: All figures are quoted excluding VAT. Interested parties are advised to verify this prior to submitting an offer.

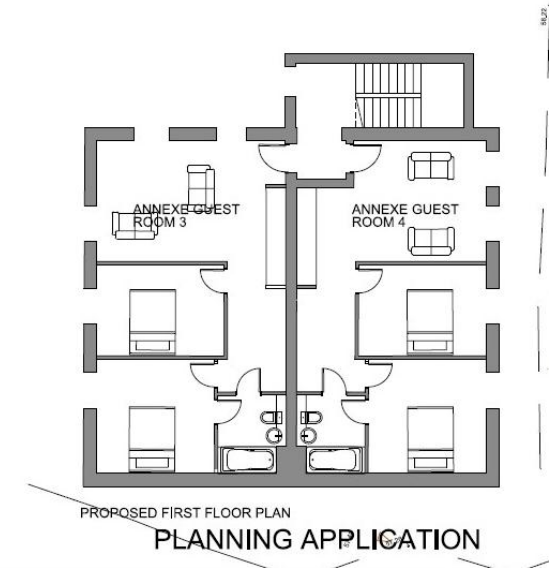
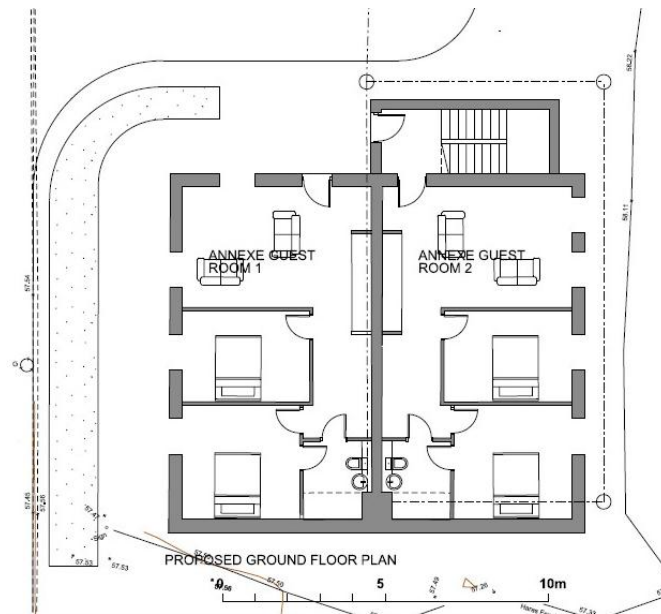
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Wayleaves, Easements & Rights of Way

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 Wheel Inn is in a highly accessible position on the A3083, the main Helston to The Lizard village road in an Area of Outstanding Natural Beauty, within easy reach of the scenic south Cornwall coastline.

The nearby market town of Helston, famed for the annual Furry Dance, provides an extensive range of retail and professional services along with leisure facilities. Helston is also home to RNAS Cudrose, one of Europe's largest helicopter bases, employing around 3000 people and is a major contributor to Cornwall economy, injecting circa £100 million annually. (Royal Navy)

Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

Email: property@lodgeandthomas.co.uk

Agents Note: Caution to be taken when undertaking a viewing of the property.

Directions

From Helston, take the A3083 south to the Lizard Village. The property will be found after approximately 5 miles on your left.

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Not to scale. For indicative purposes only.

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