



## FOR SALE - APPROX 31.41 ACRES (12.71 Ha) LAND AT TRELOAR & TREWAVAS, WENDRON, HELSTON, TR13 0NL

**TO BE SOLD BY PRIVATE TREATY - Offers invited - GUIDE PRICE £310,000**

### LAND DESCRIPTION

- Offers invited for the Freehold
- Land extends to approximately 31.41 Acres (12.71 Hectares) of mostly permanent pasture.
- Convenient access to A394
- Comprising 7 good sized parcels located within a ring fence ideally suited to grazing and other uses subject to planning consent
- Available with Vacant Possession as a whole

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# Land at Treloar & Trewavas, Wendron, Helston, TR13 0NL

## Situation

The land lies immediately north of the A394 Falmouth to Helston road near the hamlet of Carnebone and lying within the parish of Wendron - 3.1 miles from Helston and 14.3 miles from the Cathedral City of Truro.

## Description

A rare opportunity to acquire the freehold amounting to 31.41 acres (12.71 Ha) of permanent pasture with 0.31 acres of waste within parcel SW6931 6217. The land has appeal to both the farmer/grazier as well as equine and amenity uses.

The land will be sold subject to an overage clause if planning is obtained in the future. Further details to be provided upon request.

## Tenure and Possession

The land is sold Freehold with Vacant Possession.

## Wayleaves/Easements/Rights of Way

A public footpath number 232/144/1 Priority Silver passes diagonally from the southern point of SW6931 5115 to the northern gateway. The land is offered for sale subject to and with the benefit of any Wayleave Agreements, restrictive covenants or public or private rights of way.

## Services

Mains water available but we are not aware of any other mains services to the property.

## Agricultural Land Classification

Most of the land is shown as Grade 4 with the exception of the three fields adjoining the A394 of which approximately half shows as Grade 3 on the provisional Land Classification.

## Subsidy Schemes

The land is not sold with the benefit of any subsidy entitlements nor is any of the land entered in to any environmental schemes.

## Local Authorities

Cornwall Council, County Hall, Treyew Road, Truro, TR1 3BJ Tel 0300 1234 100

## Viewing

Strictly by prior arrangement with the sole agent. Edward Buckland - 01872 306090. Access is via the most westerly point of field SW6931 6802 down the unclassified road from the A394.

## Particulars and Plan

The attached plan is not to scale and is for the purpose of identification only. Although believed to be correct the accuracy of the plan is in no way guaranteed nor does it form part of the contract.

## Method of sale

The land is offered for sale by private treaty and is available as a whole. **All enquiries to the Agents.**

## Schedule of the Land

Sheet Id	Parcel Id	Area (ha)	Area (acres)	Land Use
SW6931	5115	1.06	2.62	Permanent Pasture
SW6931	6110	1.97	4.88	Permanent Pasture
SW6931	6802	1.78	4.41	Permanent Pasture
SW6931	7812	1.75	4.31	Permanent Pasture
SW6931	6921	0.98	2.43	Permanent Pasture
SW6931	6734	3.06	7.57	Permanent Pasture
SW6931	8524	1.97	4.88	Permanent Pasture
SW6931	6217	0.13	0.31	Waste
		<b>12.71</b>	<b>31.4156</b>	



## Agents note: Edward Buckland Ltd for themselves and for the vendor(s) or lessor(s) of the property give notice:

1. These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or mid-description shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a contract.
2. Any intending purchaser or tenant must satisfy himself or herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection.
4. None of the services or appliances, plumbing, heating or electrical installations have been tested by the agent.
5. Any map extracts used on the details are used to assist identification of the property only, and are not an indication of the actual surroundings, which may have been changed since the map was printed.

