



FOR SALE - APPROX 2.88 ACRES (1.16 Ha) LAND AT STITHIANS RESERVOIR, REDRUTH, CORNWALL, TR16 6NW

TO BE SOLD BY PRIVATE TREATY - GUIDE PRICE £80,000

LAND DESCRIPTION

- Offers invited for the Freehold
- Land extends to approximately 2.88 Acres (1.16 Hectares) of permanent pasture with building.
- Comprising 3 parcels within ring fence bound by mature Cornish Hedges
- Ample water supply.
- Available with vacant possession as a whole
- Broad appeal to farmer or a lifestyle buyer

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Edward Buckland is a trading name of Edward Buckland Ltd. Company Number: 8736900. Registered in England and Wales.
Registered Office: The Old Carriage Works, Moresk Road, Truro, TR1 1DS.



Land at Stithians Reservoir, Redruth

Situation

Lying to the southern point of Stithians reservoir the land is accessed from the small lay-by directly off the Rame common to Penmarth Road.

Description

A rare opportunity to acquire the freehold amounting to 2.88 acres (1.16 Ha) of pasture fields, capable of supporting pasture or cropping. The land is comprised of 2 parcels with ample infrastructure to support livestock or an amenity buyer. The land has appeal to both farmer, grower, grazier as well as equine and amenity user. Change of use may also be achievable on the building subject to planning consent

Tenure and Possession

The land is sold Freehold with Vacant Possession.

What 3 Words

ambushed.burns.says

Wayleaves/Easements/Rights of Way

There are no known public or private rights of way.

Services

The land is serviced by mains water

Agricultural Land Classification

| Sheet Id | Parcel Id | Area (ha) | Area (acres) | Land Use |
|----------|-----------|-------------|--------------|-------------------|
| SW7135 | 6719 | 0.87 | 2.14 | Permanent Pasture |
| SW7135 | 6824 | 0.30 | 0.74 | Permanent Pasture |
| | | <u>1.16</u> | <u>2.88</u> | |

The land is shown as Grade 4 on the provisional Agricultural Land Classification.

Subsidy Schemes

The land is not sold with the benefit of any subsidy entitlements nor Basic Payment Scheme entitlements and there is no current Countryside stewardship scheme.

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. No dogs to be present during viewings for safety of grazing livestock.

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.



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.

Land at Stithians Reservoir, Redruth



Land at Stithians Reservoir



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20 m
Scale 1:1000 (at A4)

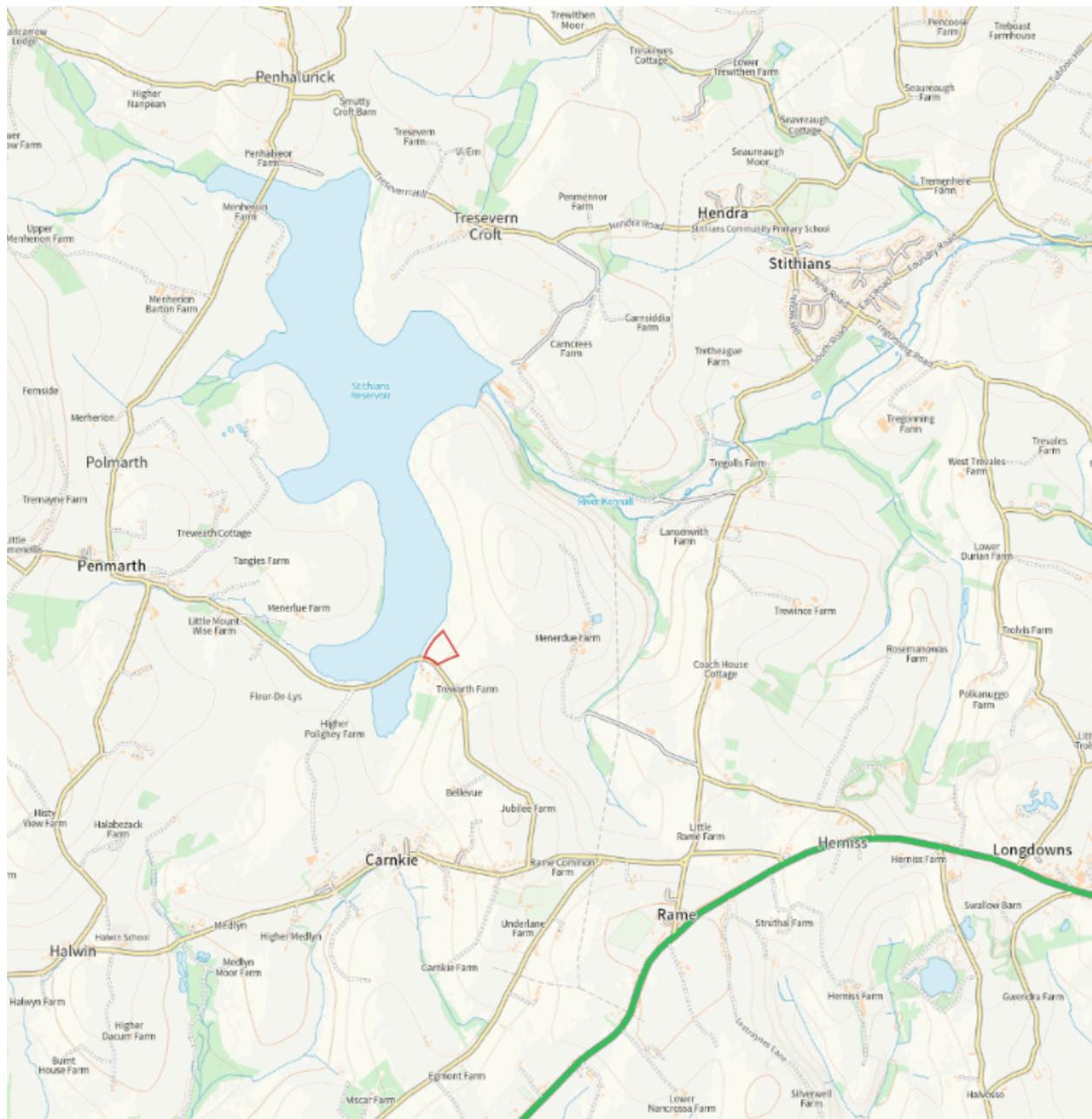


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Location plan



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

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