



FOR SALE - APPROX 25 ACRES (10.12 ha)

PASTURE LAND AT GWEEK, Nr HELSTON, CORNWALL

TO BE SOLD BY PRIVATE TREATY - GUIDE PRICE £250,000

The land extends to approximately 25 acres (10.12 ha) in five parcels and is situated near Gweek in an AONB, close to the Lizard Peninsula, Helston and Helford River with direct road access off the U6207 road.

The surrounding area includes many amenities such as a village shop and pub.

The land would be ideal for anyone with an interest in nature or someone looking to get away and immerse themselves in their surroundings.

t: 01872 306090

e: info@edwardbuckland.co.uk

www.edwardbuckland.co.uk

Land at Gweek, Near Helston, Cornwall

Situation

The land is situated to the south of Gweek and sits at the head of the Helford River in an AONB, in a rural location with stunning far-reaching views. It is just along from Frenchman's Creek made famous by Daphne du Maurier. The land has the remains of a historic iron age fort which sat on top of the hill in a commanding position.

The property is approximately 4.6 miles from Helston and 10 miles from Falmouth with the city of Truro approximately 16 miles.

Description

The land extends to approximately 25 acres (10.12 ha) in five parcels which are predominantly level or gently sloping and in grass. The land is bound with mature hedgerows and woodland. The tranquility and abundance of nature on and around the land will appeal to many.

There is a small set of dilapidated barns and the land benefits from direct road access and mains water.

Tenure & Possession

The land is to be sold Freehold with Vacant Possession.

What 3 Words

///mammoths.clipped.elaborate

Wayleaves/Easements/Rights of Way

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. Cornwall Council Mapping does not indicate any footpaths or bridleways crossing the property.

Services

Mains water is available.

Subsidy Schemes

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

Restrictive Covenants

The land is sold subject to a clawback clause:

- Duration – 50 years.
- Formula – Clawback Payment = 25% x (A-B) less original purchase price.
- A = Open market value with planning permission.
- B = Open market value without planning permission.

An Agricultural Barn would be permitted without triggering clawback clause.

Access

Direct road access off the U6207.

Local Authorities

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

Viewing

Interested parties may inspect the land of their choosing subject to taking a copy of these Sale Particulars. Please ensure that inspections are carried out with due care and attention taking full responsibility for your actions. Edward Buckland Ltd or the vendors of the property will accept no liability in respect of any accidents, loss or damage which may occur whilst making an unsupervised viewing.

Particulars and Plan

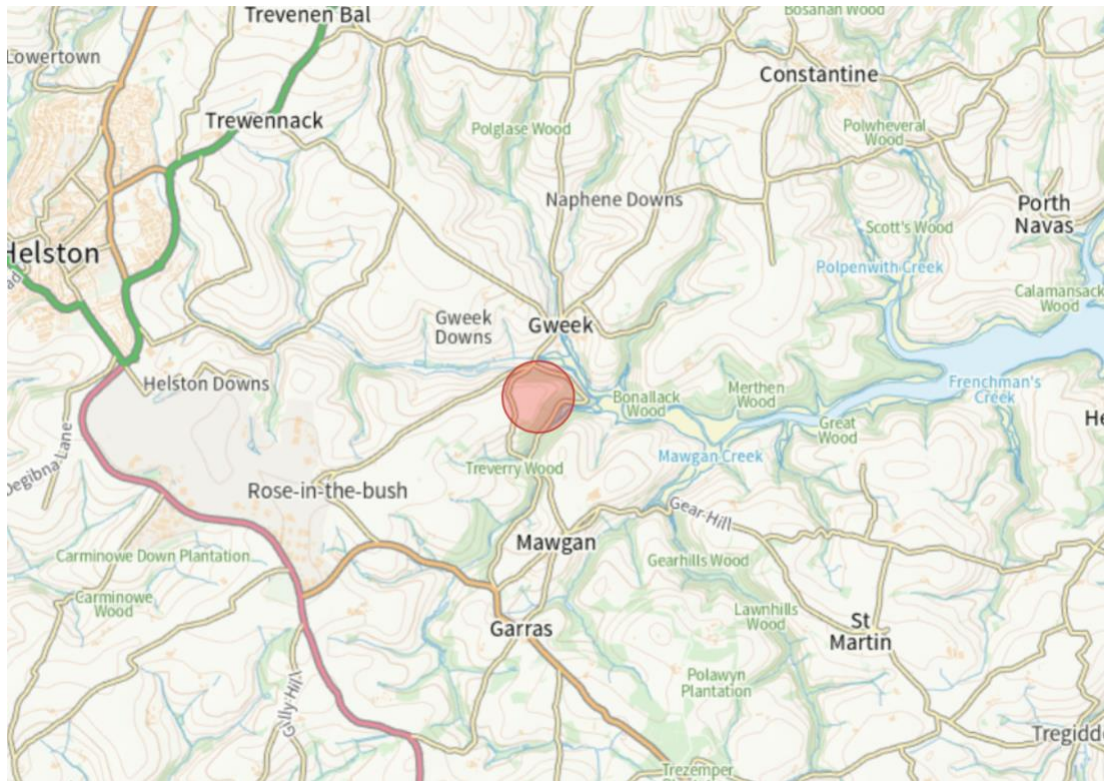
The land to be sold is edged in red. The attached plan is not to scale and is for the purpose of identification only. Although believed to be correct the accuracy of the plan is in no way guaranteed nor does it form part of the contract.

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

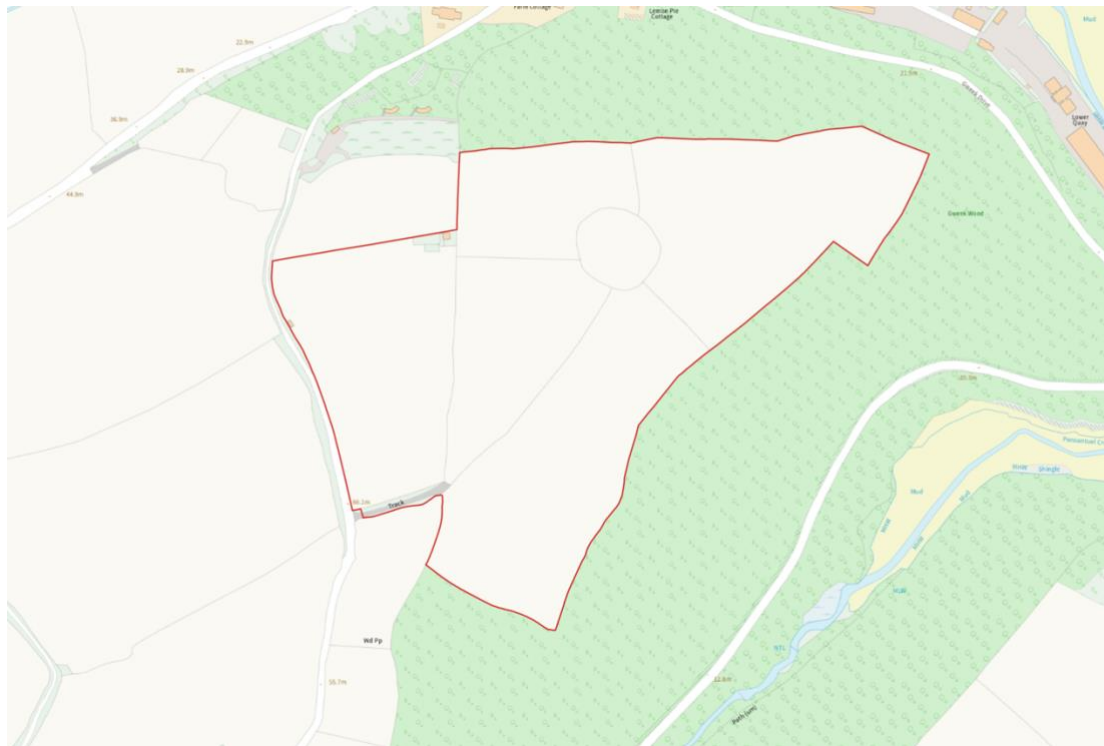
1. These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or mid-description shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a contract.
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 Gweek, Near Helston, Cornwall

Location Plan - OS Licence No 100022432



Plan of the Land for Sale - OS Licence No 100022432



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 misdescription 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 Gweek, Near Helston, Cornwall



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.