



FOR SALE - APPROX 2.21 ACRES

PASTURE LAND AT HIGHER TREVETHAN, CARHARRACK, CORNWALL, TR16 5HL

TO BE SOLD BY PRIVATE TREATY - GUIDE PRICE £30,000

DESCRIPTION

The land extends to approximately 2.21 acres (0.8944 ha) in two parcels and is situated near Carharrack, the land is accessed off the U6053 road.

The land would be suitable for anyone with an interest in nature or for keeping horses or a hobby farmer with a small number of livestock.



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Registered Office: The Old Carriage Works, Moresk Road, Truro, TR1 1DG.



Land at Higher Trevethan, Carharrack, Cornwall, TR16 5HL

Situation

The land is situated to the west of Carharrack, in a rural location about 0.5 mile from the center of the village.

The land is about 7 miles from Truro, 3 miles from Redruth and 8 miles from Falmouth. The village is just over 2 miles from the main A30.

Description

The land extends to approximately 2.21 acres (0.8944 ha) in two parcels which gently slopes to the north. The land is bounded by a stone hedge with livegrowth on top.

Tenure & Possession

The land is to be sold Freehold with Vacant Possession.

What 3 Words

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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

We are not aware of any mains services to the property. However mains water is accessible in the road and it would be possible to obtain a connection from SWW.

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

There are no restrictive covenants affecting the use of the land.

Access

The land can be accessed direct from the unclassified highway U6053 into either parcel.

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.

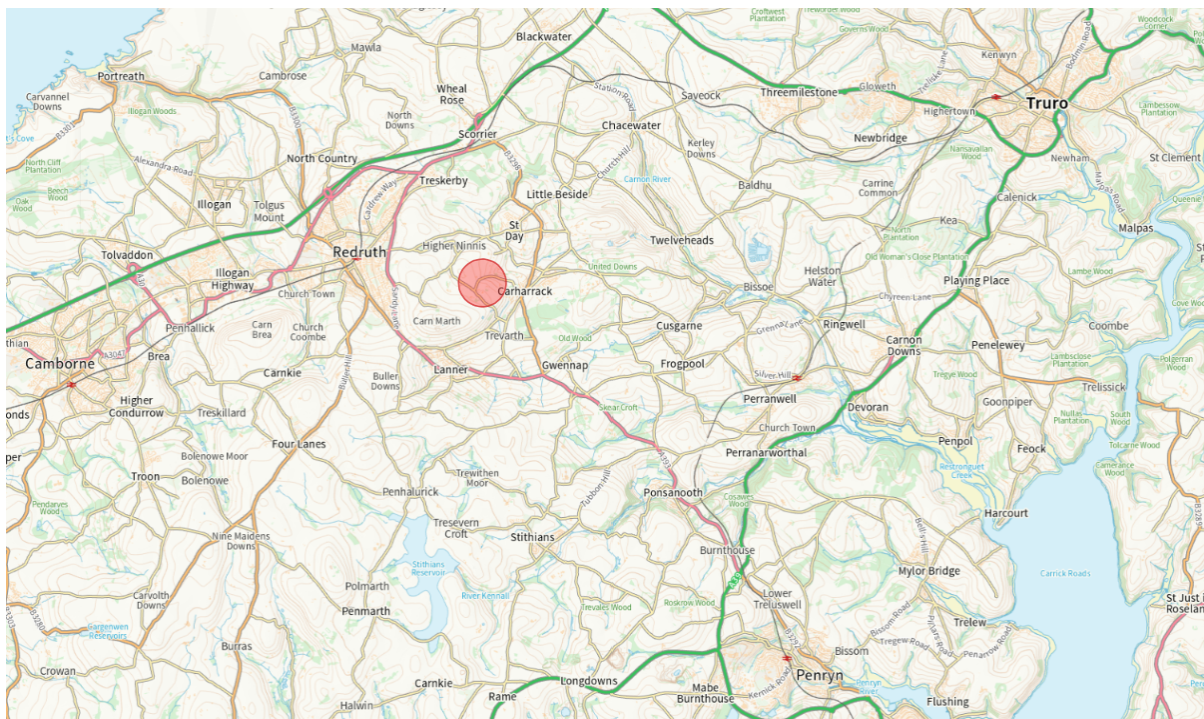
Particulars and Plan

The land to be sold is edged 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.

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Location Plan - OS Licence No 10002432



Plan of the Land for Sale - OS Licence No 10002432

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