



FOR SALE - APPROX 1.28 ACRES (0.52 HA)

PASTURE LAND AT PENWEATHERS, TRURO, CORNWALL, TR3 6EA

**TO BE SOLD BY PRIVATE TREATY -
GUIDE PRICE OFFERS OVER £45,000**

DESCRIPTION

The land extends to circa 1.28 acres (0.52 ha) predominately in one parcel and is situated on the outskirts of Truro and approximately 1.5 miles from Truro City Centre. The land is accessed off the U6071 road.

A rare opportunity to purchase a roadside field with excellent access close to Truro. The land would be suitable for anyone with an interest in hobby farming, allotments or equestrian use. Easy access leading directly into Truro or the City Centre.



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Land at Penweathers, Truro, Cornwall

Situation

The land is situated bordering a quiet by-road (U6071) just to the south of Higher Town in Truro and 0.7km from the A390.

The land is about 1.5 miles from Truro City Center and just over 6 miles from the main A30.

Description

The land is tucked away at the bottom of a valley and consists of approximately 1.15 acres of pasture, level/gently sloping to the South. The land is bounded by sheep netting with 2 strands of wire on the Northern boundary (adjacent to the railway embankment and maintained by Network Rail) the remaining boundaries are sheep fencing with 2 strands of barbed wire. There is also 0.13 acres of woodland which drops away to the road on the Southern boundary. The vendors water supply runs through the property but this will be disconnected at the point of sale.

Tenure & Possession

The land is to be sold Freehold with Vacant Possession.

What 3 Words

///stone.guard.seats

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

The land does have the ability to have a mains water supply, and prospective vendors are advised that this would be their responsibility to arrange. We are not aware of any mains services to the property.

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 off Road U6071 in Penweathers Lane.

Local Authorities

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

Viewing

Viewing is by appointment only and interested parties should contact Edward Buckland Limited.

Particulars and Plan

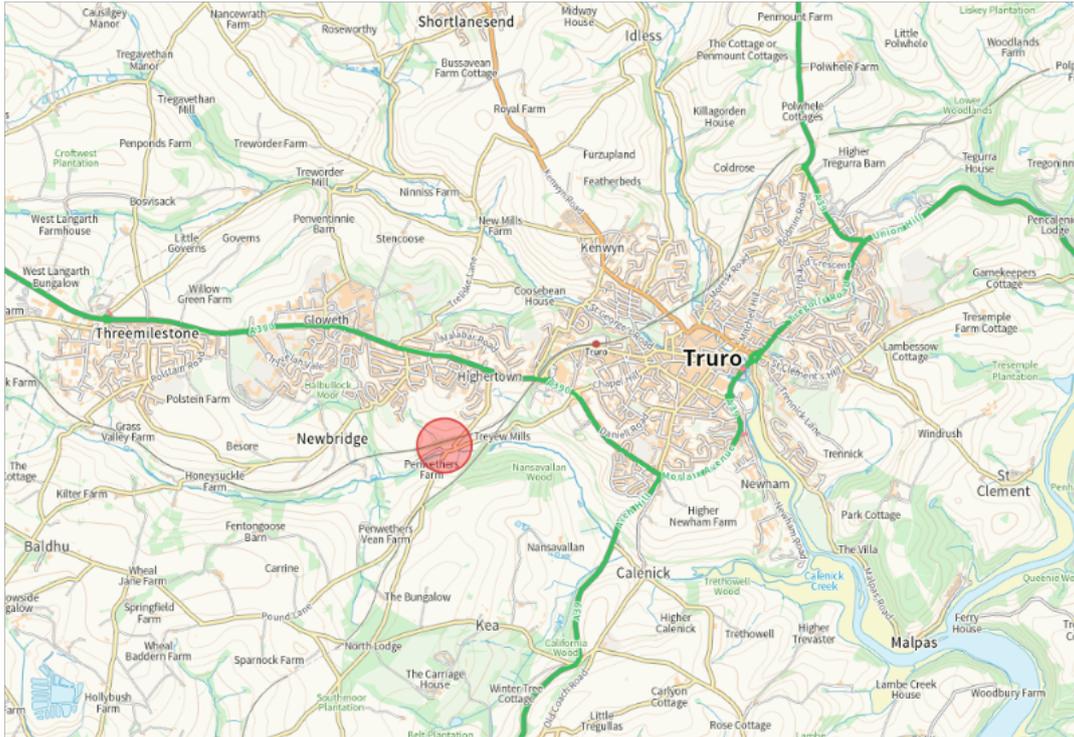
The land to be sold is edged red. The attached plan is not to scale and is for the purpose of identification only. Although believed to be correct the accuracy of the plan is in no way guaranteed nor does it form part of the contract.



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 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 Penweathers, Truro, Cornwall



Location Plan - OS Licence No 100022432



Plan of the Land for Sale - OS Licence No 100022432

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