

EDWARD BUCKLAND

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FOR SALE - APPROX 13.43 ACRES (5.43 Ha)

LAND AT PART HENDRA FARM, WENDRON, CORNWALL, TR13 0NR

TO BE SOLD BY PRIVATE TREATY
Offers invited - guide price £115,000

LAND DESCRIPTION

- Offers invited for Freehold
- Land extends to approximately 13.43 Acres (5.43 Hectares) of pasture.
- Rural location to north of Wendron, Helston
- Available with Vacant Possession
- As a whole or in two lots

t: 01872 306090

e: info@edwardbuckland.co.uk

www.edwardbuckland.co.uk

Crusader House | Newham Road | Truro | TR1 2DP

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



Land at Part Hendra Farm, Wendron, Helston, TR13 0NR

Situation

The land lies to the North of the Village of Wendron, 4.5 miles from the town of Helston and 13.7 miles from the city of Truro.

Description

A rare opportunity to acquire the freehold amounting to 13.43 acres (5.43 Ha) of pasture.

Tenure and Possession

The land is sold Freehold with Vacant Possession.

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. Western Power Distribution has rights over the land through an easement. 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. Water has previously been supplied by a wind pump.

Agricultural Land Classification

The land is shown as Grade 4 on the post 1988 Agricultural Land Classification (England) Map as displayed on magic.defra.gov.uk

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

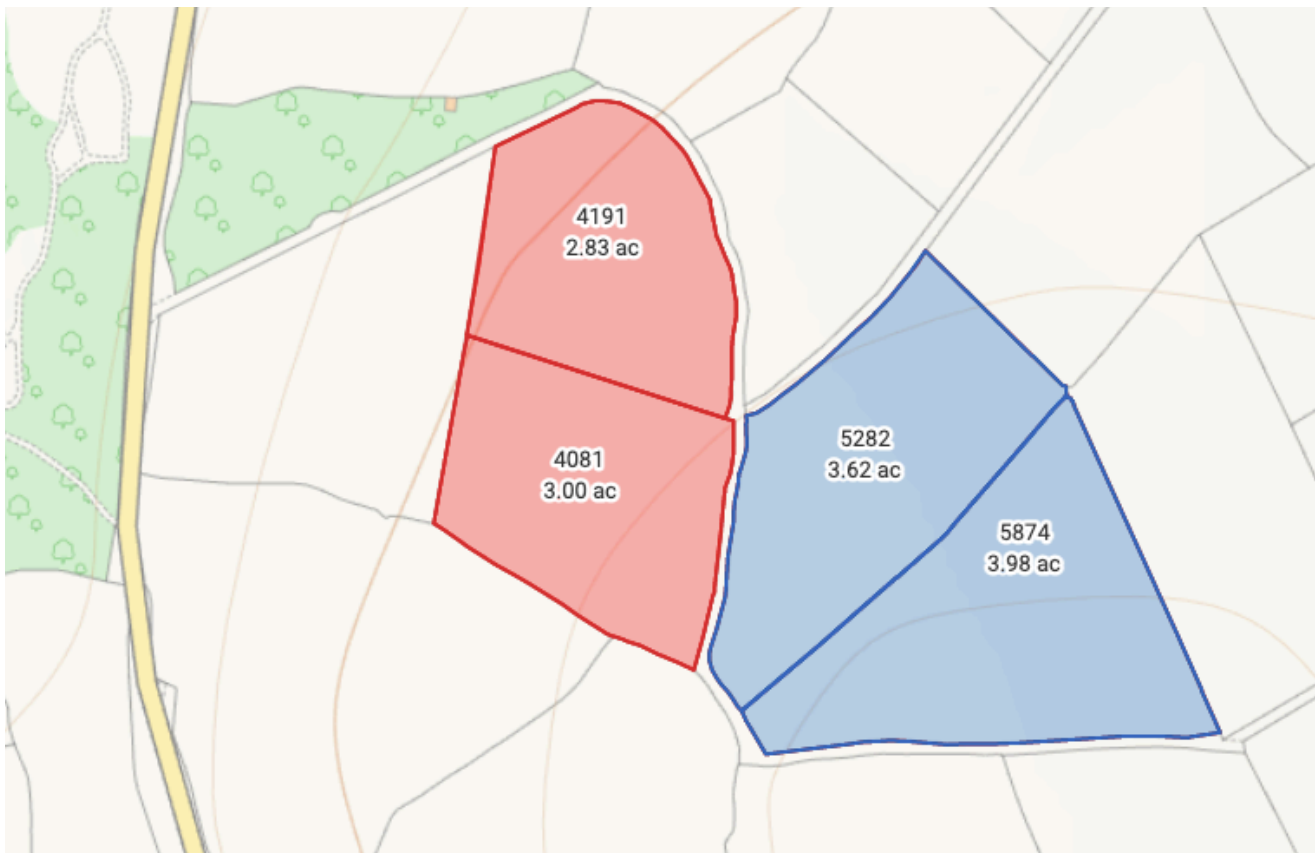
Strictly by prior arrangement with the sole agent. Edward Buckland - 01872 306090

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 in one or two lots. **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.