



LAND AT TRENCREEK

**19.43 ACRES OF PRODUCTIVE ARABLE LAND WITH GOOD
ACCESS ON TO A PARISH ROADWAY
TWO FIELD ENCLOSURES CURRENTLY IN CROP ROTATION
TO BE SOLD WITH VACANT POSSESSION**

GUIDE PRICE: £200,000

Land at Trencreek Hewas Water St Austell Cornwall PL26 7JG

This land is being offered to the market as two enclosures. The land adjoins Meadow Lake Campsite and is accessed on the Hewas Water to Tregony parish road.

The land is gently sloping and is currently in arable crop rotation.

SCHEDULE

SX9648 2844 9.37 acres
SX9648 2727 10.06 acres

Total 19.43 acres/ 7.86 ha.

LOCATION

The land is positioned in a rural location on the edge of St Austell conveniently placed for easy access to St Austell and Truro.

ENTITLEMENTS / BASIC PAYMENT SCHEME (BPS)

The Entitlements are not part of the sale.

SERVICES

No enquiries have been made by the selling agents. Purchasers should make their own enquiries with the utility companies about any service connections. No services are connected at present.

TENURE

The land is freehold and will be offered with vacant possession upon completion.

WAYLEAVES/EASEMENTS

The property is offered subject to, or with the benefit of all wayleaves, easements, quasi easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

There is a public footpath along the southern boundary.

PLAN

The Ordnance Extract shown on these particulars is believed to be correct. However, it is not to scale and is to be used for identification purposes only. The land is shown edged red on the attached plan.

VIEWING

Strictly by prior appointment with the vendors agents – tel: 01579-342400

DIRECTIONS

From St Austell, proceed towards Truro. Upon existing Hewas Water turn left towards Tregony. Proceed for approximately 1 mile. Meadow Lakes Campsite will be on your left and the fields are just past the entrance.

WHAT3WORDS – Strength Perform Calculate

NOTES – The standing crop is due to be harvested in February 2024. Completion to take place after the harvest.



Promap
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