

## **LAND AT BOSITHOW, HEMBAL LANE, TREWOON, ST AUSTELL, PL25 5TD**



### **FOR SALE BY INFORMAL TENDER**

**A useful block of amenity land extending to some 2.25 ha (5.55 ac) or thereabouts and situated a short distance off both the A390 to the south-west of St Austell and the A3058 at Trewoon.**

**Tenders to be received in writing on a completed tender form by no later than 12 noon on Friday 27<sup>th</sup> September 2024.**

## **GUIDE PRICE: £100,000**

## LOCATION

The land is situated at the southern end of Hembal Lane, Trewoon with easy access off the A390 through St Mewan and off the A3058 at Trewoon.

The land is situated approximately one mile to the south-west of St Austell town centre.

A "For Sale" board is attached to the gate for identification purposes and the gate location is identified by what3words - question.gossip.loudness.

## DESCRIPTION

The land comprises a single enclosure extending to some 2.25 ha (5.55 ac) or thereabouts as shown for identification purposes only on the attached plan.

The land is gently sloping in a southerly direction and is suited to a variety of uses being newly sown with a long term grass ley.

A field entrance gate is located on the western boundary of the field at the southern end of Hembal Lane.

## ACCESS

Off the public highway as above.

## SERVICES

We are not aware of any mains services being connected to the land although mains water and electricity are believed to be available in close proximity to the field.

## DEVELOPMENT OVERAGE CLAUSE

The land will be sold subject to a development overage clause reserving 40% of any uplift in value to the vendor should non agricultural planning consent be obtained on the land within a twenty-five year period.

## TENDER

The land is to be sold by informal tender. All tenders are to be received at the offices of Jefferys, 5 Fore Street, Lostwithiel, PL22 0BP on the Tender Form by no later than 12 noon on Friday 27<sup>th</sup> September 2024. (Note: Please contact the office to request a Tender Form or use the relevant link to download online).

## VIEWING

Strictly by appointment with Jefferys on (01208) 872245.

## AGENTS NOTE

The vendor does not guarantee to accept the highest or indeed any tender submitted.



Members of the NAEA



### St Austell

18 Duke St, St Austell  
PL25 5PH  
01726 73483  
staustell@jefferys.uk.com

### Lostwithiel

5 Fore St, Lostwithiel  
PL22 0BP  
01208 872245  
lostwithiel@jefferys.uk.com

### Liskeard

17 Dean St, Liskeard  
PL14 4AB  
01579 342400  
liskeard@jefferys.uk.com

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**Jefferys**