

Almost 33 acres agricultural land

Lemin, Reawla,
Gwinear, Hayle TR27 5HH



A block of level and productive agricultural land extending in area to **32.88 acres (13.31 hectares)**, in an easily accessible location adjoining the large hamlet of Reawla in the Parish of Gwinear and about 1 mile from both the villages of Leedstown and Carnhell Green.

Offers Invited for the Freehold

01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
info@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

The land is located in West Cornwall adjoining the south eastern edge of Reawla and with access over a hard surfaced lane which leads into Lemin Farm from close to the junction between Deveral Road and Reawla Lane. Both villages of Leedstown and Carnhell Green are about 1 mile away and the north coastal harbour town of Hayle is about 4 miles to the west.

The Land

This ring fenced block of land extends in total area to **32.88 acres** or **13.31 hectares** or thereabouts and is comprised within 5 level or only gently sloping enclosures. The boundaries and internal divisions to the land are mainly Cornish stone and earth hedges and there are interlinking gateways between the fields. Described as Grade III on the Land Classification Map for the area, the land is suitable for growing a wide variety of crops in this renowned 'early' and double cropping farming district. The land has been used to grow a variety of crops over recent years including potatoes, brassicas, maize, winter and spring corn. The land is for sale as a whole with offers invited for the freehold.



SERVICES

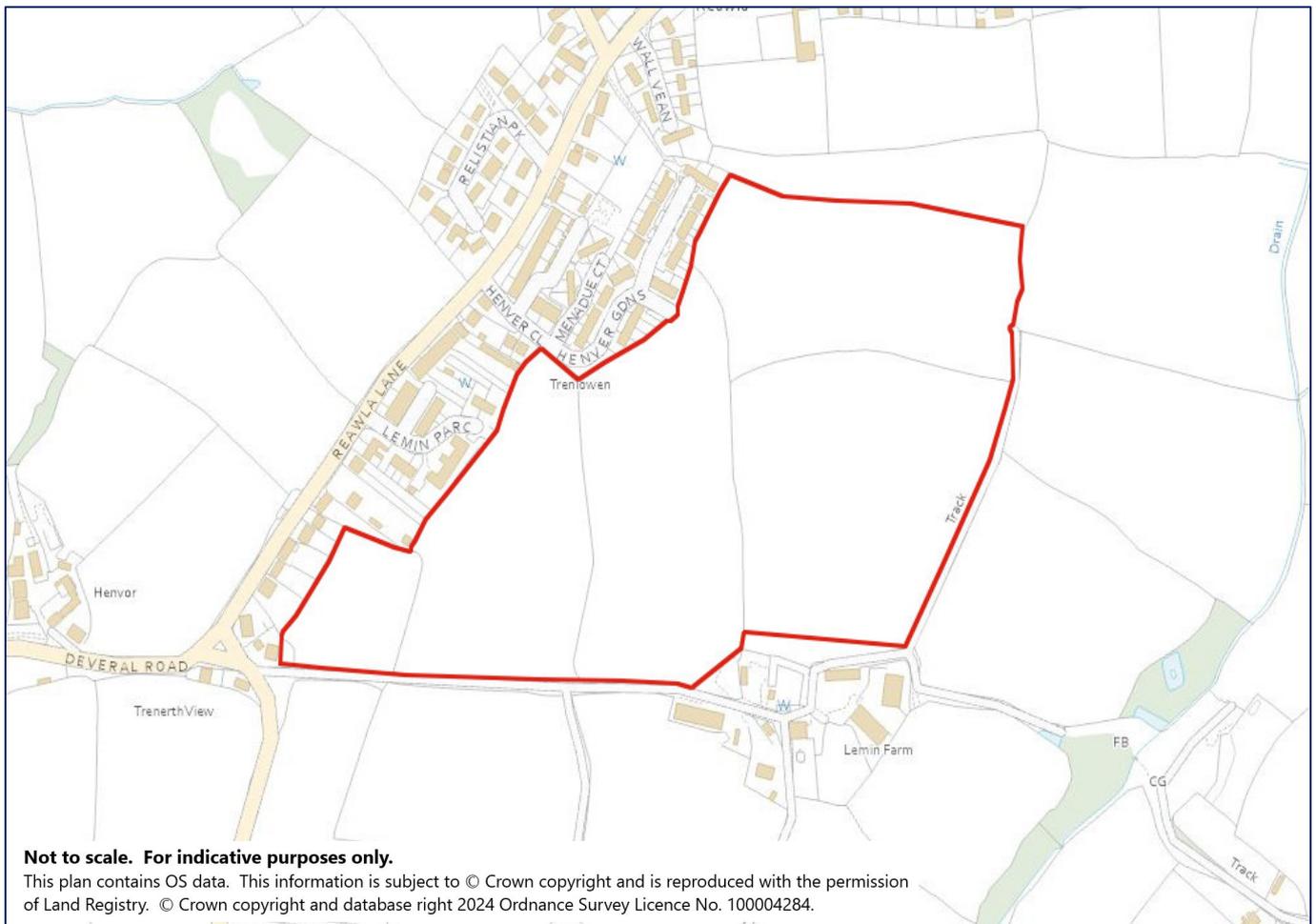
No services are connected to the land but we assume that they are available nearby. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. A public footpath passes over part of the land. Lemin Farm has the benefit of an easement for underground cables close to the southern boundary of the land adjacent to the access lane.

PARTICULARS & PLAN

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



DIRECTIONS

Heading south on Reawla Lane, at the end of the hamlet turn left towards Leedstown and the lane leading to Lemin Farm will be found immediately on the left hand side.

VIEWING

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

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