

LODGE & THOMAS

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Agricultural Barn & 18.5 Acres of Land, Boquio Farm, Farms Common, Helston TR13 0JH



1,000sqm modern agricultural barn | Approx. 18.5 acres of grazing land
Rural location between Redruth & Helston

Guide Price - £490,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

Boquio Farm is a former farm that in recent times has been repurposed providing a number of residential homes made up of converted barns and new homes, creating a small rural community. It is easily accessed off the B3297, Farms Common is a convenient location mid-way between the large towns of Redruth, Camborne and Helston, all within a 5 mile radius, central to many other towns and villages in West Cornwall and The Lizard. The land and buildings themselves are situated off a private lane, the ownership of which will pass with the barns.

The Property

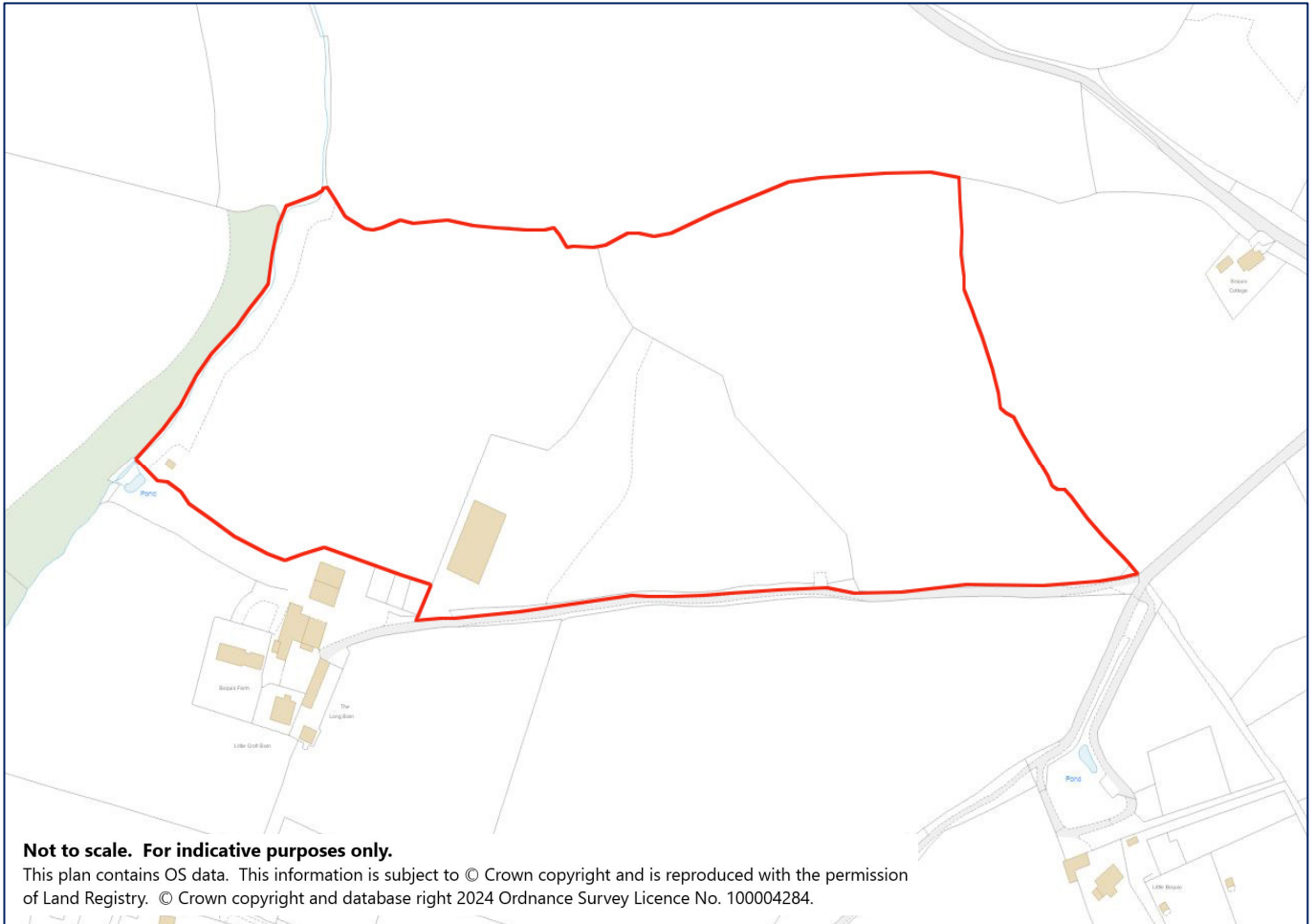
A substantial 9,600sqft purpose-built farm building with approx. 18.5 acres of land presenting an excellent opportunity for a number of uses subject to planning consent.

Planning permission was granted in August 2017 to construct an agricultural building (50m x 20m and 7m to apex) to store farm machinery and fodder under Application No. PA17/08350.

This 9,600sqft building has 5m x 5m roller doors to either end, and is corrugated tin clad to a steel frame with kicker boards. It incorporates a 18m x 6m mezzanine and workshop, whilst the floor is half power floated concrete and half earth. The concrete part features a commercial size inspection pit with stairs at either end. Electric and water are connected to the building and the barn sits within a 4.3 acre field used for grass/grazing with Cornish stone hedging.

To the west of the barn is two further field enclosures extending to approx. 7.4 acres and 7 acres. These level or gently sloping fields are enclosed by stone and earth hedges and currently used for grass/grazing.





Not to scale. For indicative purposes only.

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Services: Mains electricity is connected to the farm building together with private borehole water supply. 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.

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.

Viewing: Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: From Helston head towards to Redruth on the B3297. Continue through the villages of Wendron and Trehear and onto the Hamlet of Farms Common. Here turn left toward Praze an Beeble and continue for about 150 yards, whereupon turn left into a concrete driveway. The property for sale will be found at the end of this lane signposted Boquio Farm. [what3words///moats.plankton.putter](https://www.what3words.com/#!/moats.plankton.putter)

