

8.7 Acres of Land at Mylor Bridge, Falmouth, Cornwall TR11 5UL



Not to scale – for indicative purposes only

Two south facing fields on the edge of the sought after village of Mylor Bridge, extending in all to 8.7 acres or thereabouts in an Area of Outstanding Natural Beauty.

Guide Price: £200,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

South facing block of land lying on the north edge of the popular village of Mylor Bridge, between Truro and Falmouth. The City of Truro is approximately 8 miles distant, Falmouth 5 miles and Penryn 3 miles.

The land lies to the north western edge of the village of Mylor Bridge, and lies within walking distance of the village facilities to include public house, village shop, post office and primary school. Nearby, Mylor Harbour provides access to the famed sailing waters of the Carrick Roads.

The Land

The land extends to 8.7 acres or thereabout, divided into two enclosures bordered, in the main, by mature Cornish hedge banks and laid to pasture. From the land extensive views are enjoyed over the surrounding village and countryside. The land would be suited for grazing, cropping, or horticultural use.

Vehicular access to the land is via a neighbour's access lane from the highway, highlighted in yellow on the plan, and also via Dowstall Farm drive for any oversized vehicles which cannot use the access lane.



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Services: No mains services are connected to the land. There is a right to connect to mains water supply via a private sub-meter from Dowstall Farm supply, on the agreement that the user pays promptly for any water used.

Overage Clause: The land is to be sold subject to an Uplift or Overage Clause whereby, if during a period of 25 years from completion, planning permission is obtained on the land for residential or commercial development, the vendors or their successors are to receive 25% of the uplift in value resulting from the planning permission. The vendors' solicitors to provide the necessary Clause within the Sale Contract. Please note stabling or agricultural buildings do not trigger the overage clause.



Land Registry Title Number: CL293795

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 runs along the northeast boundary of the land from Mylor village towards Dowstall Farm. The adjoining landowner has a right of way over the first 15m from the entrance gate to access their land.

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. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722
Email: property@lodgeandthomas.co.uk

Directions: From Primary School in the village, proceed up Bells Hill and after approximately 1/3 of a mile, the access lane to the land will be found on your left, marked with a footpath sign. Proceed up the access track and the gate to the field will be found directly ahead.

what3words/// enjoy.pigtails.emporium (to the gate)

