

# LODGE & THOMAS

ESTABLISHED 1892

*Near South Tehidy, between Camborne & Redruth*

Almost 21 Acres of Land Known as 'Goulding Gardens'  
off Treverno Road, West Seton, Camborne TR14 0AX



Three ring fenced arable fields extending in area to **20.70 acres** or **8.38 hectares** or thereabouts, situated immediately to the north of the main A30 road, with frontage to and direct access off Treverno Road.

***Available as a whole or in up to three lots***

**Guide Price for the whole: £225,000 Freehold**

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## The Land

The land is comprised within a single ring fenced block, containing three level or gently sloping fields, extending in total area to **20.70 acres** or **8.38 hectares** or thereabouts. The boundaries and internal divisions to the land are a mixture of Cornish stone and earth hedges as well as fences.

All of the land is productive and has been used in recent years to grow crops in a rotation including grass, potatoes, brassicas and corn.

The land has long frontage to and direct access off Treverno Road, with interlinking gateways internally between the fields. There are superb countryside views from the land, which is described as Grade III on the Land Classification Map and is suitable for a wide variety of uses including equestrian, hobby farming or to add to existing holdings.



**Note:** There is some Japanese Knotweed encroaching on the land over the hedge from a neighboring property.

**Overage Clause:** The land is to be sold subject to an Uplift or Overage Clause whereby, if for a period of 15 years, planning permission is obtained on the land for residential development, the vendors or their successors are to receive 10% of the uplift in value resulting from the planning permission. The vendors' solicitors to provide the necessary Clause within the Sale Contract. For the avoidance of doubt, planning for any agricultural building will not trigger the overage.

**Services:** A South West Water main passes through the land and enquiries as to the availability for connection should be directed to the water company: 0800 169 1144.

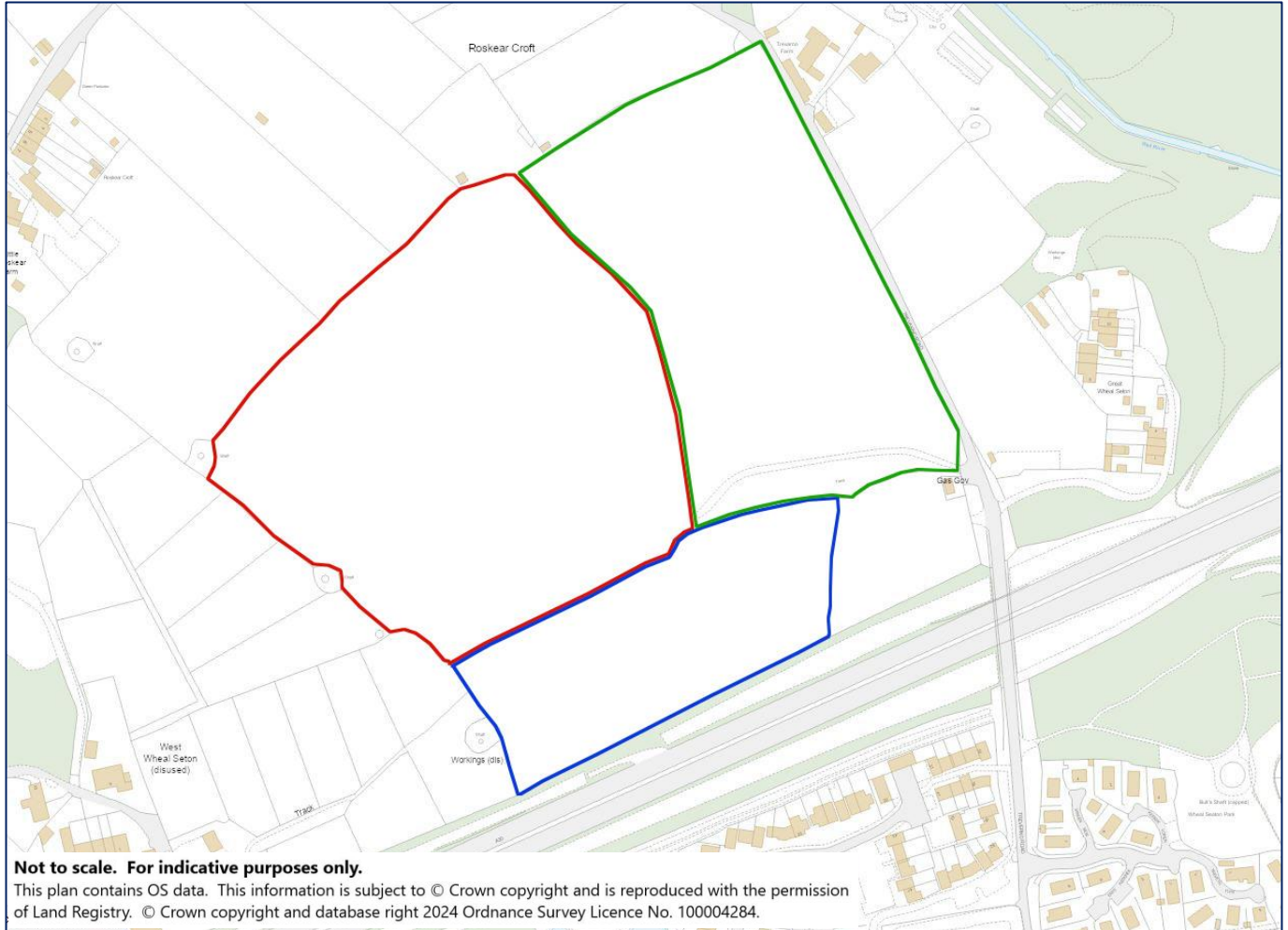
**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. As stated above, a South West Water main passes through the land. The land is not affected by any public footpaths.

**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.

## Situation

This handy size block of land is located adjacent to the northern boundary of the main A30 road and to the south of the district known as South Tehidy in mid-west Cornwall between the former mining towns of Camborne and Redruth. The Cornish coast and the harbour town of Portreath is about 3 miles to the north and the closest junction onto the main A30 is at Tolvaddon, a short distance to the east.

The land has frontage to and good gated access directly from Treverno Road which leads to minor country lanes.



**Lotting:** The land is for sale as a whole or in up to three lots as indicated by the coloured edging on the map.

**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](mailto:property@lodgeandthomas.co.uk)

**Directions:** Travelling from Camborne to Redruth on the A3047 road, turn left at the traffic lights in Tuckingmill, taking the road towards Roskear Croft. Immediately after passing over the main A30 road, the secure gateway to the land will be found on the left hand side and identified by a Lodge & Thomas For Sale board.

[what3words///exacted.support.glance](https://what3words.com/exacted.support.glance)

