

28.36 Acres of Land at Pencoose, Kenwyn, Truro, Cornwall TR4 9BY



A block of productive agricultural land extending in area to **28.36 acres (11.47 hectares)**, situated in an accessible location on the periphery of Truro City.

Potential development opportunity (STP)

Guide Price: £550,000 Freehold

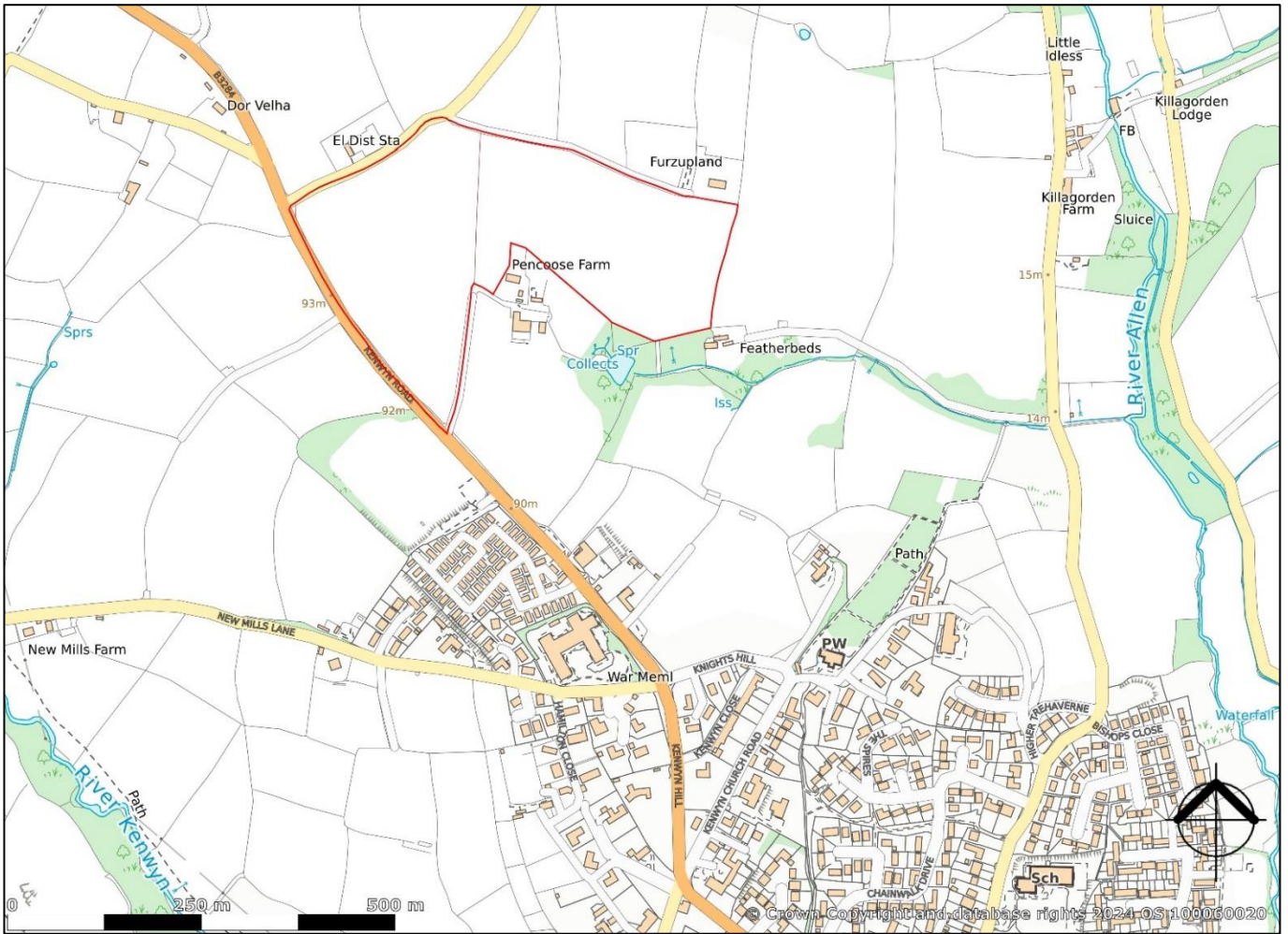
The Land

An excellent opportunity to acquire a block of productive agricultural land, with development prospects (subject to planning consent) which extends in area to 28.36 acres (11.47 hectares). The land is conveniently accessed from the B3284 highway, with wide entrance splay. Secondary access is also available from the minor council road and third-party private access to the North.

The land is in the main level or gently sloping with easterly aspect. The land is classified on the Agricultural Land Classification map as being Grade III and has been farmed in an arable rotation. The land lies within a ring-fence, with some Cornish hedge boundaries and part timber post and rail fencing. The land borders roads on two sides and is adjacent to the electricity sub-station.

Located on part of the freehold is a footpath held under lease to the Parish Council and for which an annual rent is received.





Special Condition

The land is to be sold subject to an Uplift or Overage Clause whereby, if within a period of 15 years, planning permission is obtained on the land for residential development, the vendors or their successors are to receive 5% 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

None connected to the land. 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.

Situation

The land is situated in an accessible location and is adjacent to the B3284 Kenwyn Road. The land at Pencoose lies to the northern periphery of the Kenwyn side of the cathedral City of Truro. The land is located less than half a mile South of the Village of Shortlanesend.

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 Truro City centre take the B3284 Kenwyn Road heading north to Shortlanesend for quarter of a mile and the land at Pencoose is located on the right hand side, with a Lodge & Thomas 'For Sale' board.

