

6.62 Acres of Land at Trevoole, Camborne, Cornwall TR14 0RN



A fully hedged field of around 6.62 acres in a convenient location on the B3303
between Camborne and Praze-an-Beeble.

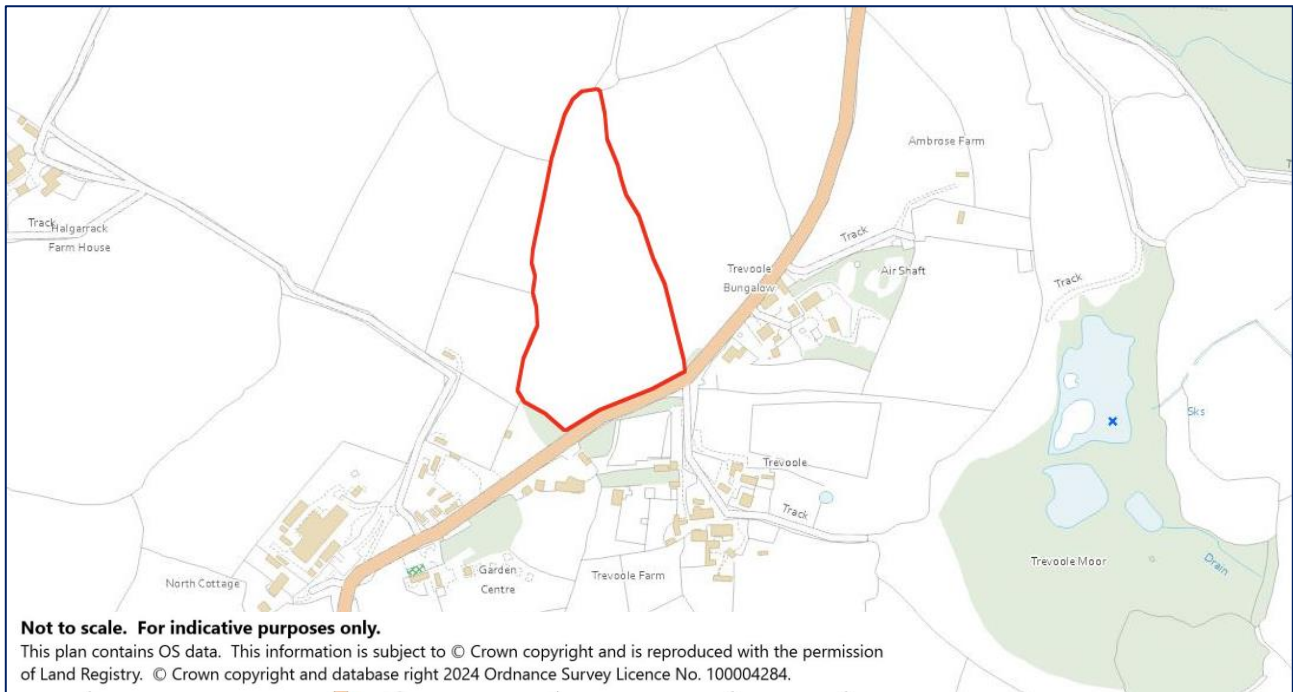
Guide Price: £69,000 Freehold

Situation

The land lies to the south of Camborne midway between Camborne West and the popular village of Praze-an-Beeble, where local amenities include a shop, public house, bakery and doctors surgery. Camborne and the A30 are within a 3 mile drive, Praze-an-Beeble a little over 1 mile drive and Helston approx. 7 miles.

The Land

Extending to approximately 6.62 acres or 2.68 hectares, this single field is mainly level and bounded by mature hedges of stone and earth with deep headland. The field is accessed directly off the main Camborne to Praze-an-Beeble road and in recent years has been used mainly for hay growing. The land is suitable for agriculture, horticulture and equestrian grazing and is predominantly Grade III land, according the Land Classification Map for the area.



Services: The owners believe mains water is connected to the field but it has not been used by them, nor have they received any bills. 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. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: From Camborne head west on the B3303 Helston road towards Praze-an-Beeble. Continue past the Shire Inn and up Botetoe Hill. The field is located on the right hand side opposite the turning into Trevoole Farm and the vegetable sale stand.

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