

Over 70 Acres of Land with Building at Trescowe, Germoe, Penzance TR20 9RW



A single ring fenced block of arable land extending in area to **70.62 acres** or **28.58 hectares** or thereabouts, together with a useful general purpose agricultural building. Situated on the edge of the hamlet of Trescowe within an 'early' growing district in South West Cornwall.

Guide Price: £650,000 Freehold

The Land

The land is comprised within a single ring fenced block containing seven level or gently sloping fields extending in total area to **70.62 acres** or **28.58 hectares** or thereabouts. Situated on the land is a 1989 John Davey cattle or machinery shed with approximate dimensions 75ft x 45ft built of tanalised timber frames with a Big 6 corrugated sheeted roof, tanalised timber dung boarding to the sides and rear with close board cladding over, part open to the front with a concrete surfaced floor throughout. There is a concrete water trough within and to the front of the building is a hedged and gated concrete surfaced feeding yard.



The land is accessed over a stone surfaced track which leads from Trescowe or from the minor Council maintained Bal Lane which adjoins part of the southern boundary.

Excepting the building and yard, track and two small former mining features, the land is productive, described as Grade III on the Land Classification Map for the area and is considered capable of growing a wide variety of crops in this 'early' and double cropping farming district. The majority of the boundaries are Cornish stone and earth hedges and there is a separately metered mains water supply to troughs servicing all of the fields.

The land is either currently fallow having recently grown a crop of maize or is down to pasture having been used to make silage or for cattle grazing. From the land there are extensive country views.



Services

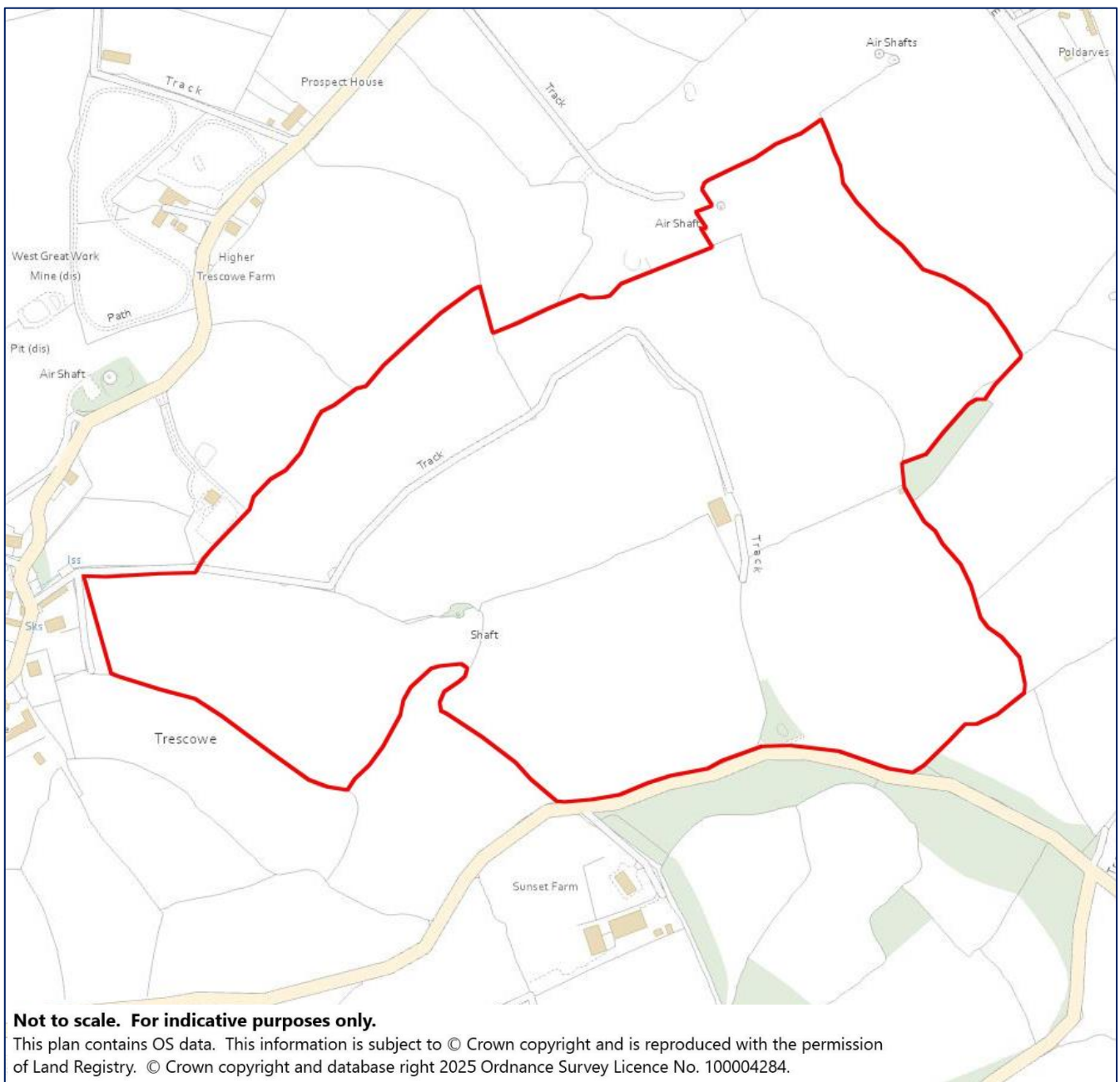
A separately metered mains water supply is connected to concrete water troughs which serve each of the fields within the land. A South West Water main passes through part of the land. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 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. There are no public footpaths which pass over any part of the 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.



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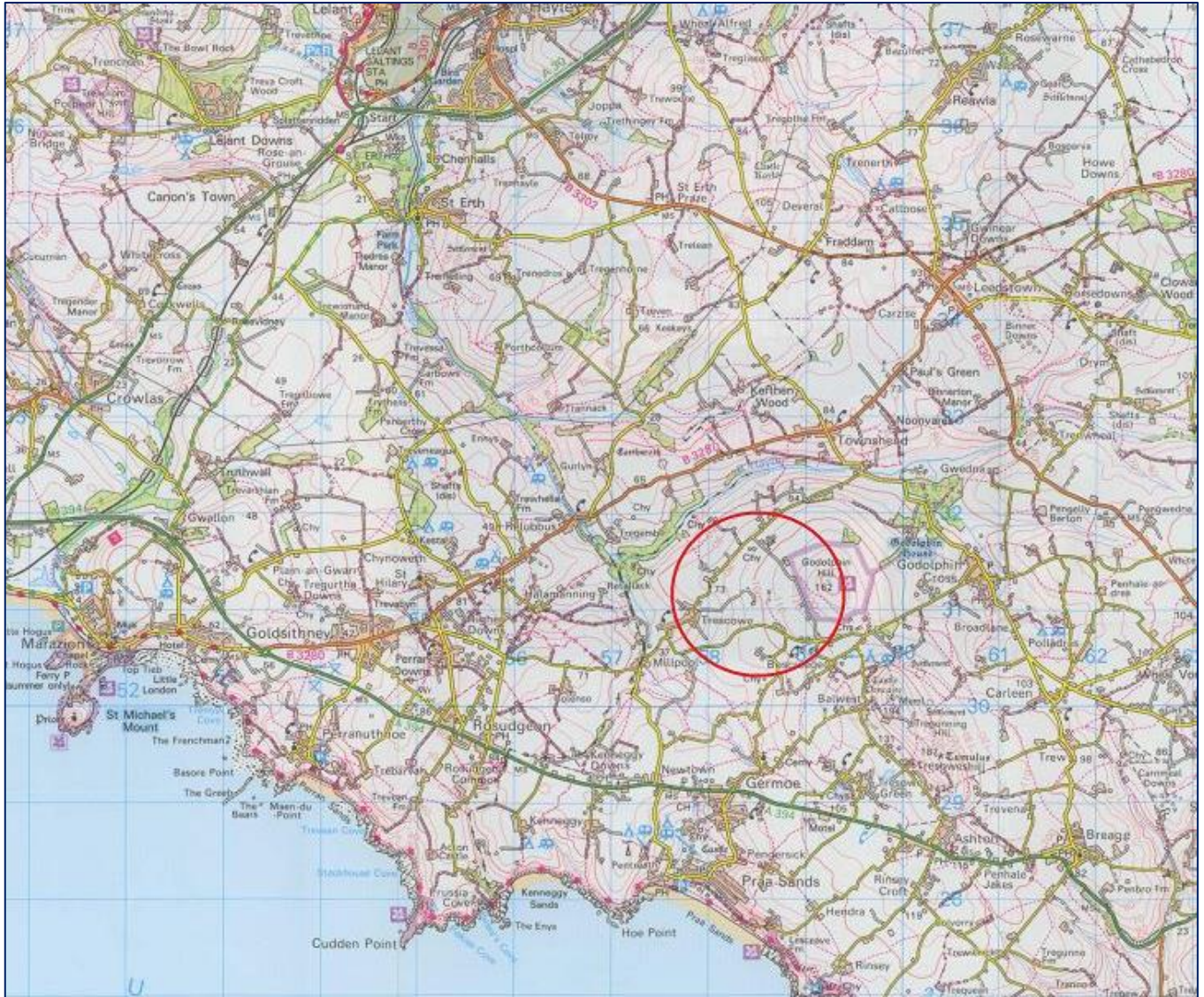


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Location

The land is situated at the edge of Trescowe which is a small hamlet approximately midway between the B3280 road to the north which links the villages of Townshend and Goldsithney and the main A394 road to the south which links the former market town of Helston (7 miles to the east) and the south coastal harbour town of Penzance (7½ miles to the west).



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 the crossroads in the centre of Newtown on the A394 road, head north through Millpool to Trescowe and the stone track leading to the land will be found on the right hand side when leaving the hamlet. Alternatively, from the crossroads in the centre of Godolphin Cross head west to Bal Lane where the land will be found on the right hand side. See location plan.

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