

Approx. 2.7 Acres of Land at Carnmeal, Breage, Helston, Cornwall TR13 9NL



A single enclosure of 2.7 acres, laid to pasture, accessed off an unmade track with a field shelter, located between Helston and the village of Carleen.

Guide Price: £85,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

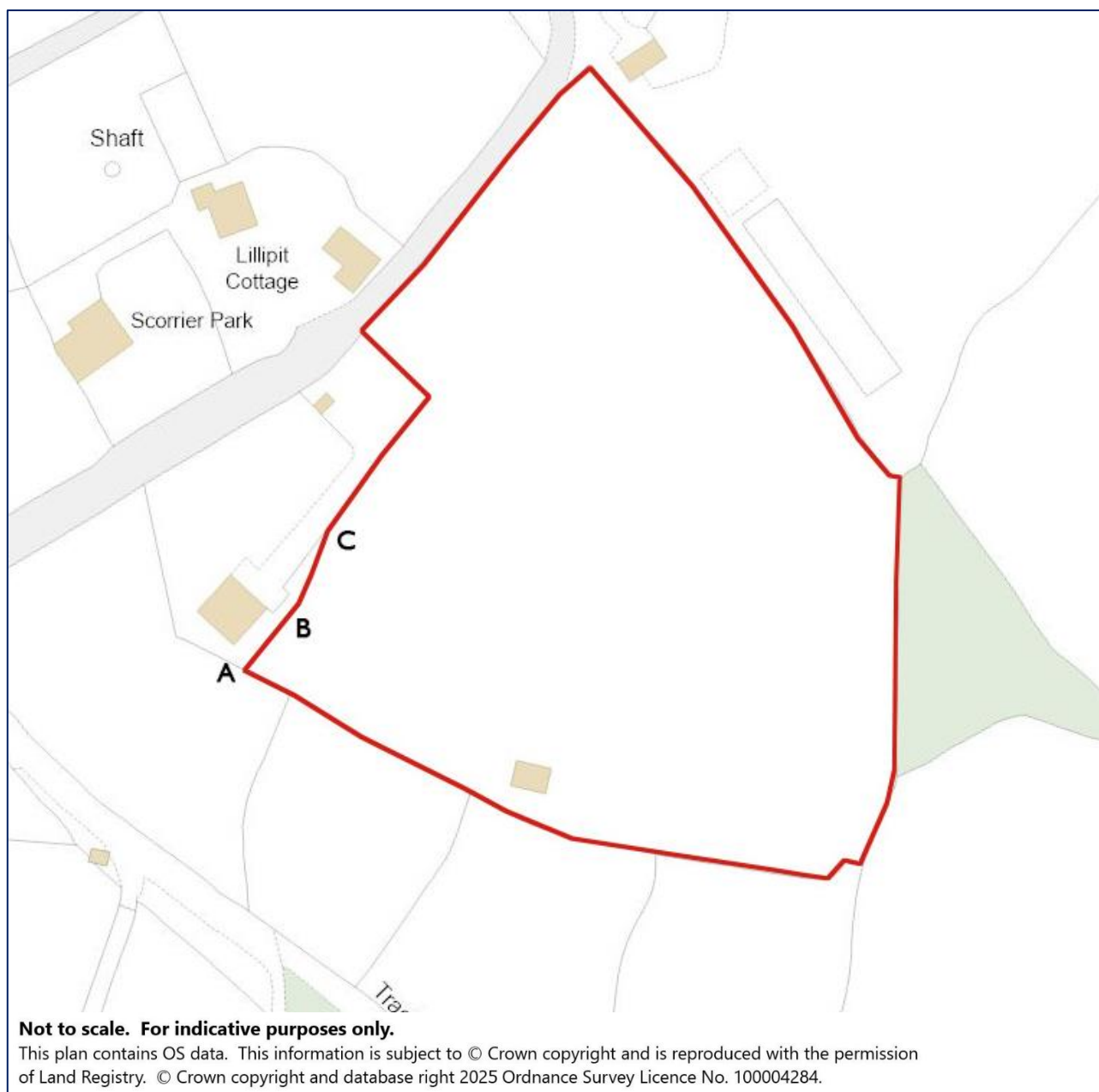
The land extends to approximately 2.7 acres in a single enclosure, bounded in the main by traditional Cornish hedge banks and is currently laid to pasture.

The land is level to sloping and has a north – north-easterly aspect. Over recent years the land has been used for grazing of cattle and benefits from direct access onto an unmade track. Within in the land is a corrugated field shelter (10.63m x 4.6m) divided to provide two loose boxes.



Special Condition: The land is to be sold subject with a Covenant restricting the use of the land to agricultural or equestrian uses. The parking of caravans will be prohibited.

Agents Note. The purchaser is to erect a boundary fence between points A, B and C within two months of completion, and will maintain the new fence along with the existing post and rail fence in its entirety.



Services

Mains water is connected to the field via a water trough. This is currently run off the vendor's main supply and if the purchaser(s) wishes to continue the use of the mains water supply, they will be responsible for the installation of a sub-meter and will pay on demand to the vendor or their successors in title for the cost of water usage and contribute towards the maintenance of the mains pipe. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

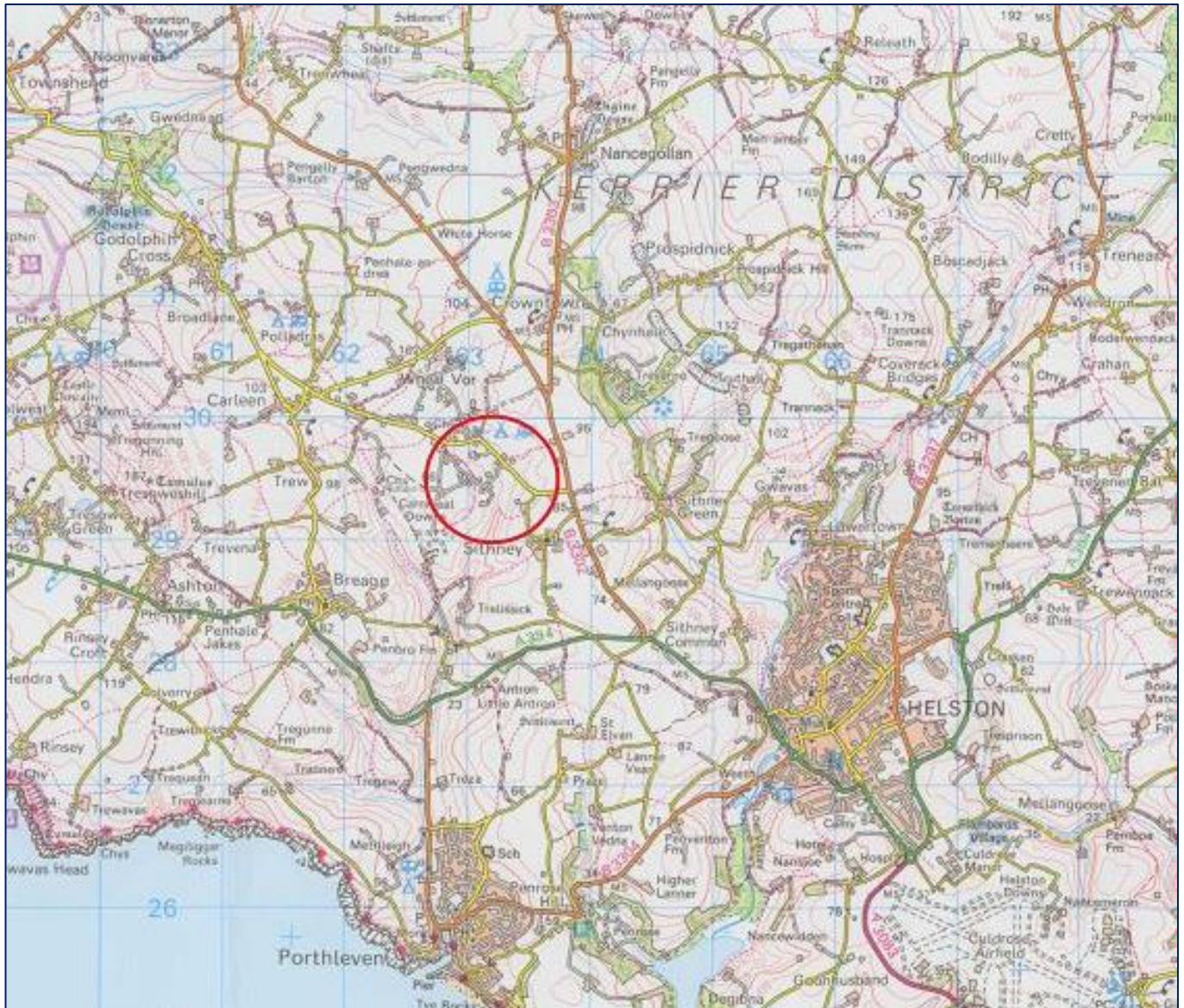
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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

Location

The land lies in the Parish of Breage, approx. 2 miles north-west of the old market town of Helston, close to the village of Carleen (1 miles). The land lies in area renowned for its extensive outriding via numerous country lanes and bridleways.



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 Helston take the A34 towards Penzance. Turn right at Chris Nicholls Garage and proceed on the road for just under 1 mile turning left signposted Carleen and Godolphin and follow the lane for approximately 0.45 of a mile and you will see a turning on the left hand side with a Lodge & Thomas for sale board. Follow this lane to the gate identified with another Lodge & Thomas for sale board.

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