

2.8 Acres of Land, Tresowes Hill, Ashton, Helston, Cornwall TR13 9SZ



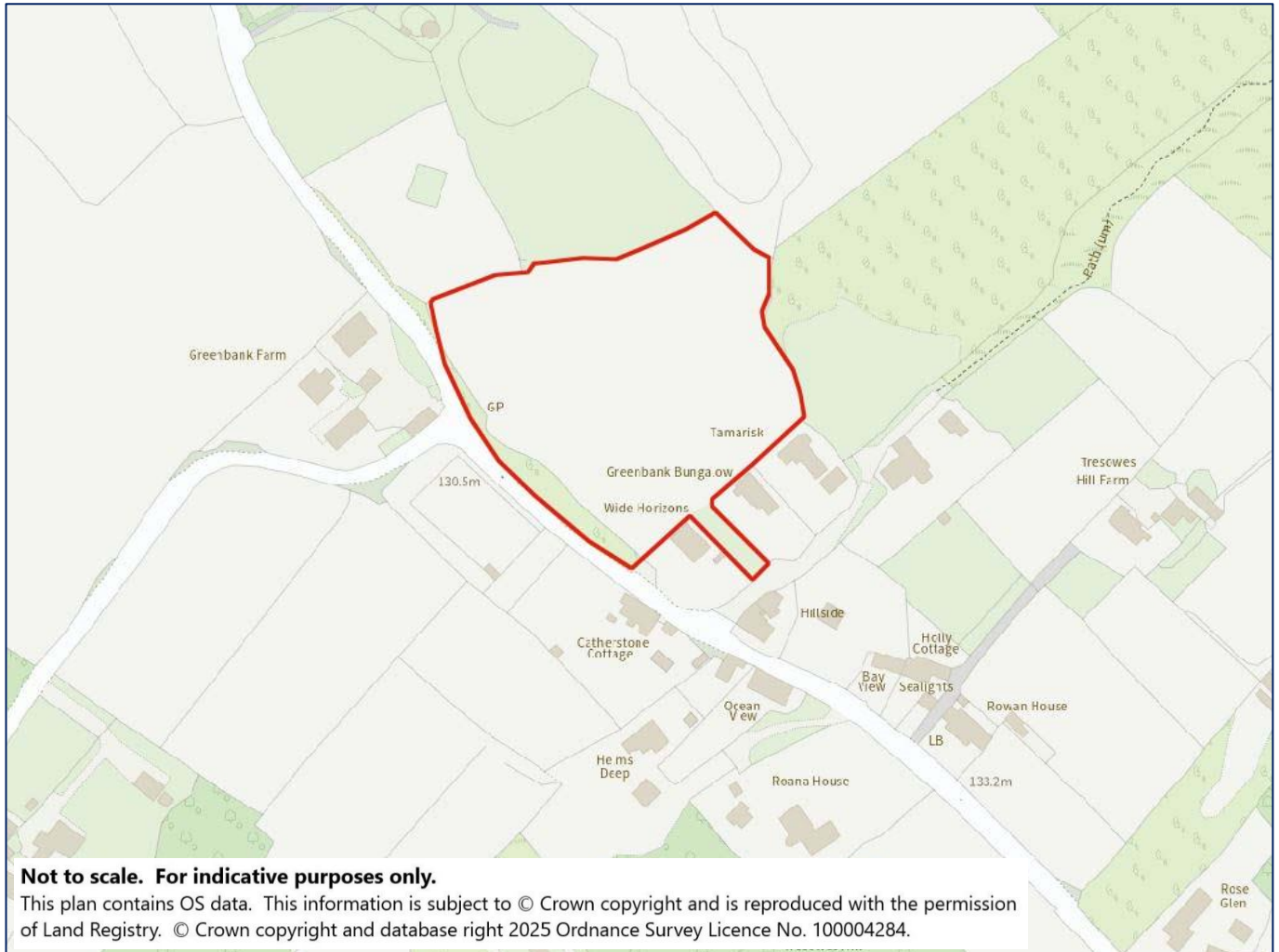
A field extending 2.8 acres, well enclosed with Cornish stone hedging and enjoys a gentle south-westerly aspect with lovely open views towards the sea and Mount's Bay on the horizon.

Guide Price: £75,000 Freehold

The Land

The field has excellent access directly off the County highway, with a secondary access from a neighbouring lane.

A recent planning application (Ref: PA24/02449) for residential development was rejected and subsequently dismissed on appeal (Ref: APP/D0840/W/24/3345871).



Services

No services are connected to the land, Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

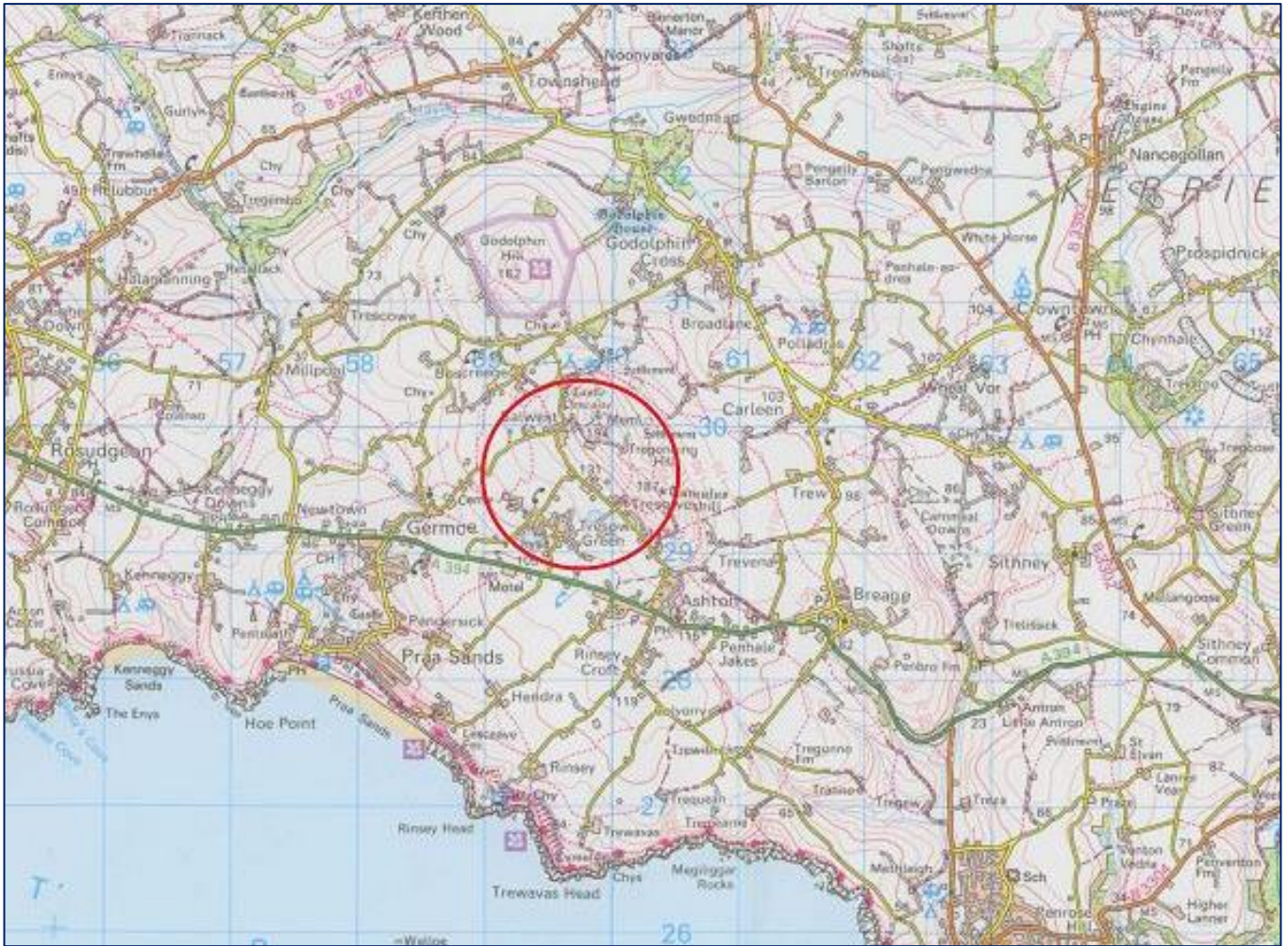
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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 is situated south-west of the iconic Tregonning Hill, described by Cornwall Heritage Trust, as a diverse archaeological landscape with monuments dating back to the Bronze Age. It is considered to be the birth place of the British china clay industry and much of the site is designated a Scheduled Monument, all of which is within the Cornish Mining Landscape World Heritage Site. At the same time, it is a quiet but easily accessible location between Helston, home of the Cornish Flora Dance and Penzance, a major south Cornish coast port. A local grocery store will cater for many daily requirements whilst the wider range of schooling, commerce, health and leisure facilities of Helston are about 5 miles away on the A394 to the east.



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 proceed west on the A394 through the village of Breage to Ashton. Here turn right by the old chapel into Higher Lane, signposted Godolphin Cross, Bal West and Tresowes Hill. Follow this road for approximately ½ a mile to a junction signposted Tresowes to the left. A gate to the field will be found on the right hand side directly opposite this junction.

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