

3.5 Acres of Land at Carne, Manaccan, Helston, Cornwall



A level block of amenity land extending to 3.5 acres, in an Area of Outstanding Natural Beauty with a natural watercourse, between the village of Manaccan and the creekside hamlet of Carne.

Guide Price: £70,000 Freehold

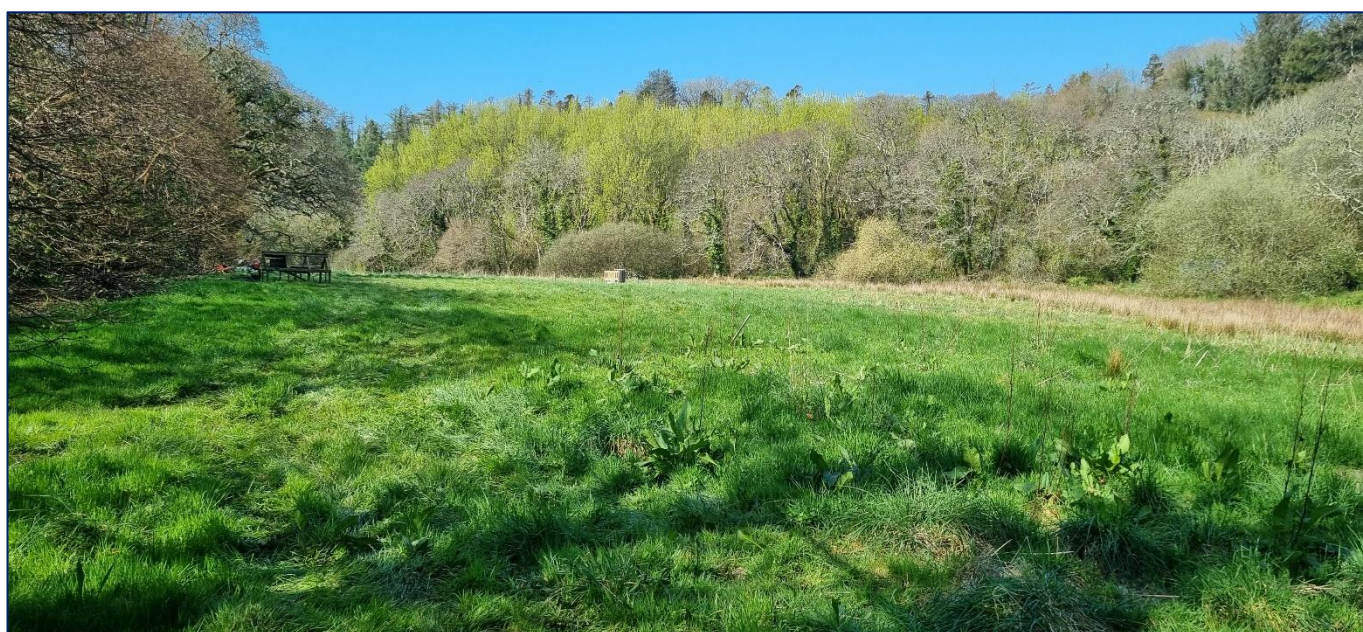
The Land

The land extends in all to approximately 3.51 acres or thereabouts and is a level parcel of amenity land with direct access off the minor county lane and is bordered in the main with a natural watercourse, the Durra Stream/River, a tributary of Carne Creek.

The Durra Stream of significant historical importance as it was the location Titanium, originally named Manaccanite, was first discovered in 1791 by William Gregor, a Cornish Clergyman.

The land is level and predominantly laid to pasture with a small wooded area and has recently been planted with Oaks and Willows.

The land is within easy reach of the Carne creek and the Helford River and the village of Manaccan all within walking distance.



Services

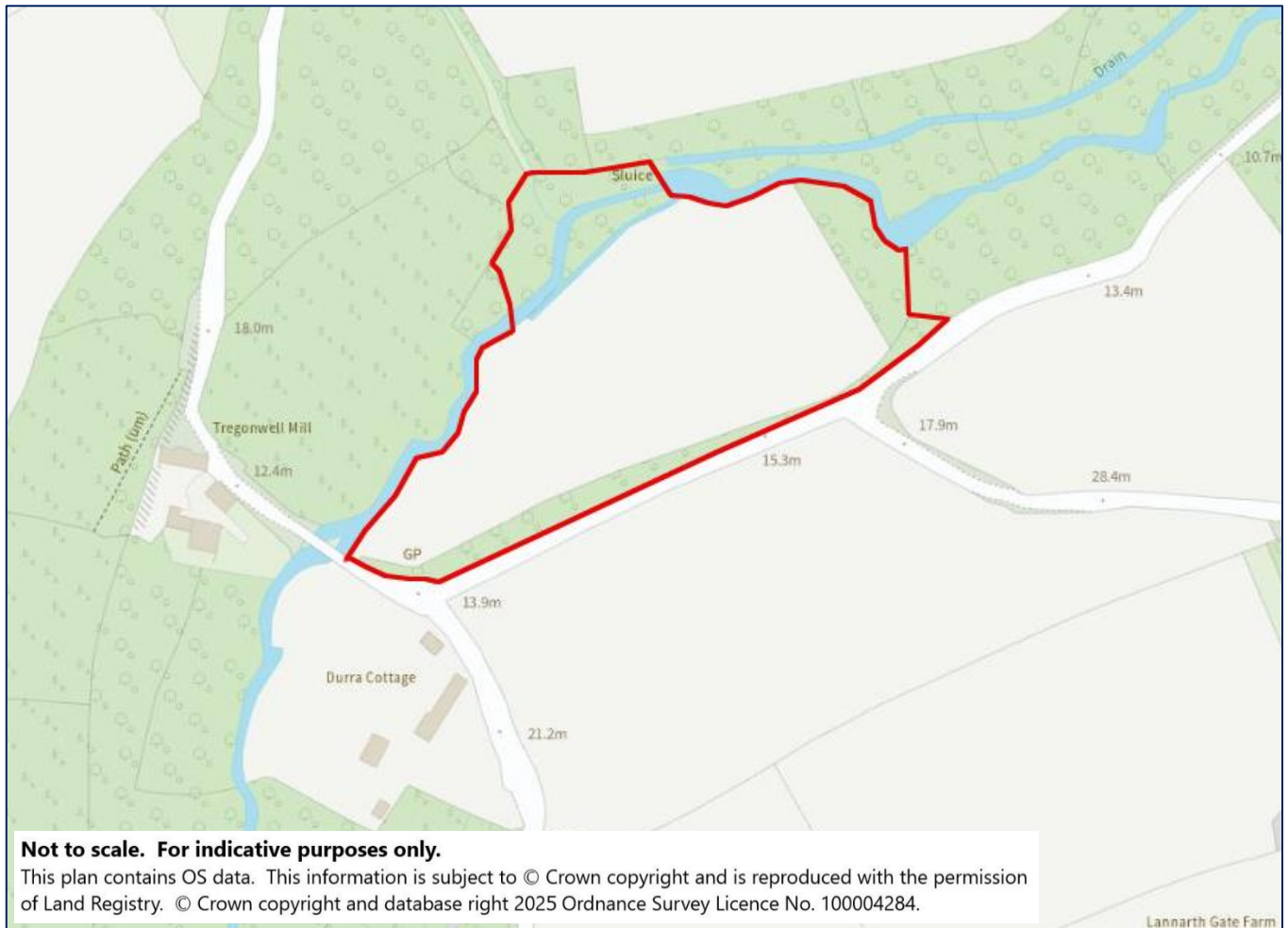
None connected to the land. Interested parties are advised to make their own enquiries to the relevant service providers.

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.

Location

The land is located approximately ½ a mile south of the village of Manaccan on the north-east side of The Lizard Peninsula within easy access of the Helford River. Manaccan boasts a public house and primary school and the old market town of Helston lies approximately 12 miles to the north-west and provides an extensive range of services and amenities.



Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Caution: Extra care should be taken due to the natural watercourse. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

From the centre of Manaccan, pass down passing the pub on the right hand side down the hill and over the bridge and round the left hand bend and the land will be found on your left hand side as marked by the Lodge & Thomas for sale board.

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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.

