

Almost 2½ Acres of Land at Treskerby, Scorrier, Redruth, Cornwall TR16 5AG



*A single 2.43 acre paddock in a sought-after location at Treskerby,
close to the Scorrier Estate in mid-west Cornwall.*

Guide Price: £50,000 Freehold

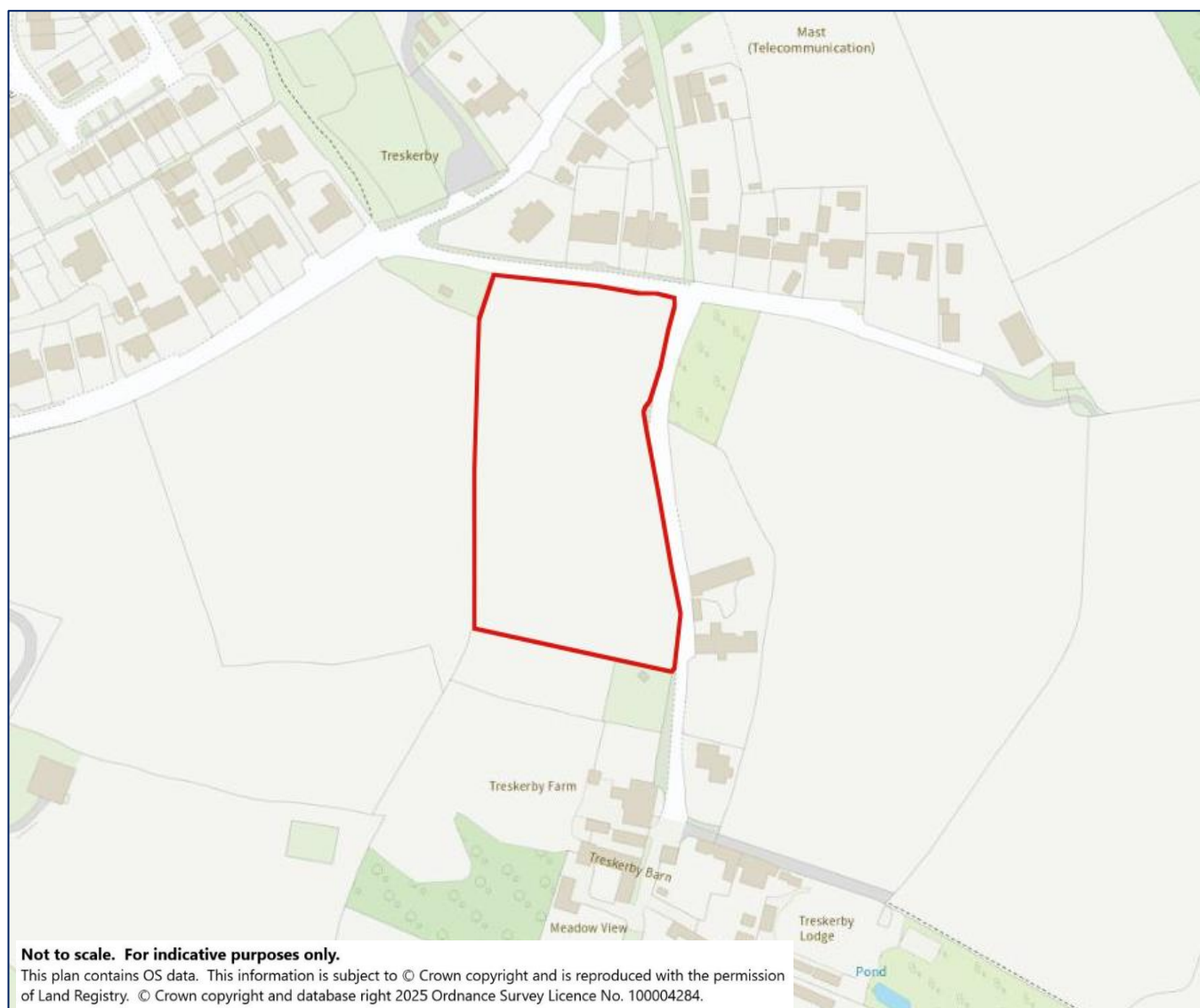
The Land

The land extends in area to 2.43 acres or thereabouts and is accessed directly from a minor Council maintained lane via a gated entrance.

The land is a level or gently sloping paddock with mainly Cornish hedge bank boundaries. The southern boundary, to land being retained by the vendor, is defined by a wooden post and single rail fence. It will be the purchaser's responsibility to erect a stockproof fence to the southern boundary as well as to build up a gateway to adjacent land to the west using materials to match the existing hedges to both sides.

Laid in part of the land is a useful stone surfaced hardstanding area and track. The land is currently down to permanent pasture with a long term ley to make hay. The land is equally suitable for growing a variety of crops and therefore is ideal for equestrian use or hobby farming. The land is described as Grade III on the Land Classification Map for the area.





Special Condition

The land is to be sold subject to an Uplift or Overage Clause whereby, if for a period of 25 years, planning permission is obtained on the land for residential development, the vendor or their successors are to receive 30% of the uplift in value resulting from the planning permission. The vendor's solicitors to provide the necessary Clause within the Sale Contract. For the avoidance of doubt, planning for any agricultural building, stables, polytunnels etc will not trigger the overage.

Services

None connected but we assume that they are available nearby. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

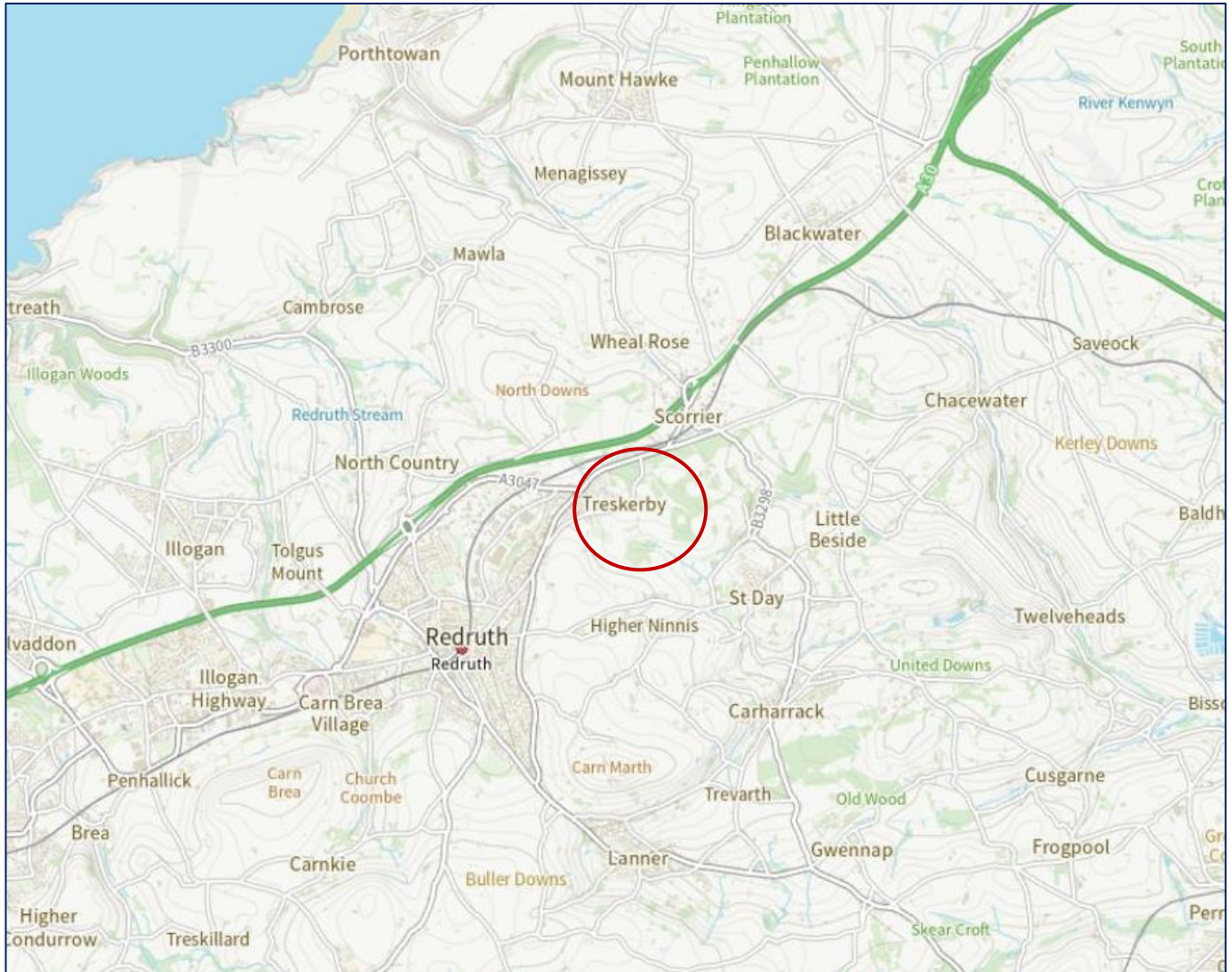
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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 at the edge of the hamlet of Treskerby, south of Scorrier in mid-west Cornwall. The large former mining town of Redruth is only a mile or so to the south-west and the village of Chacewater is about 2½ miles to the north-east, with Threemilestone being a further 2 miles away. The City of Truro, Cornwall's principal administrative, commercial and retail centre is about 10 miles 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 the main A3047 road, between Scorrier and Mount Ambrose take the turning immediately opposite the 'Cornish Oven' bakery shop towards Treskerby. After ¼ of a mile turn sharp left into the 'no through road' and proceed to the gateway into land on the right hand side indicated with a Lodge & Thomas For Sale board.

what3words///meatballs.recruiter.destroyer