

5.6 Acres of Land, Pemboa Lane, Pemboa, Helston, Cornwall TR12 7AA



A 5.6 acre field on the eastern fringe of Helston in a quiet rural location.

For Sale by Informal Tender
Closing Date - Friday 31st October 2025 at 12 Noon

Guide Price: £50,000 Freehold

The Land

This 5.6 acre field has been unused for a number of years but has recently been flailed. It slopes in a northly direction, quite steeply in parts. It has been cultivated by the owner's family in the past, but now presents itself for grazing or amenity / conservation.

There is vehicular access off the Council road, which will need reinstating due to decades of disuse. The boundary along the lower edge has become densely wooded, whilst from the other side of the field there are lovely views over the surrounding countryside and the eastern fringe of Helston.





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

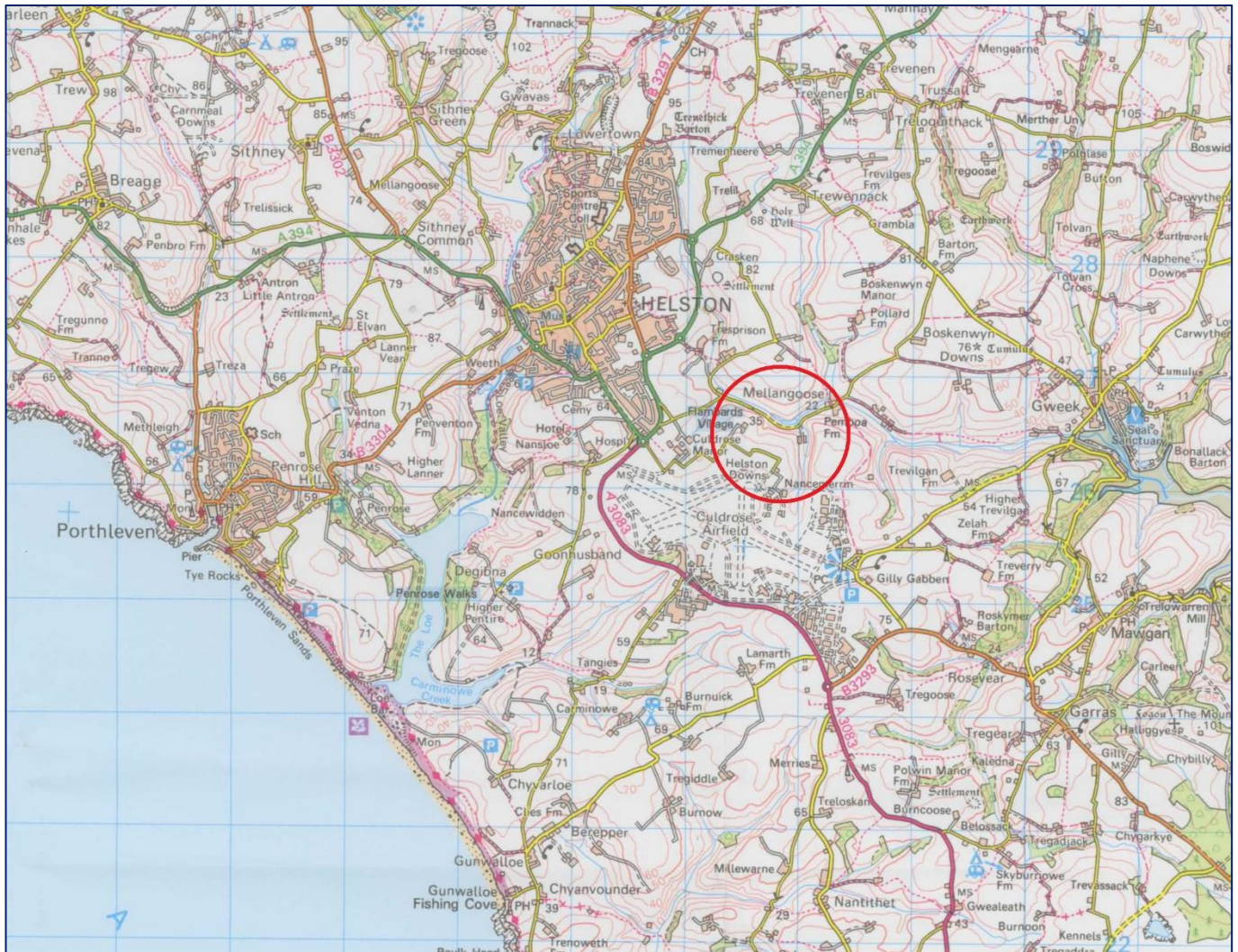
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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 located to the east of Helston, a historic market town famous for its annual 'Furry Dance'. Although situated in a rural setting, the field is only ½ a mile of the A394. Helston itself is the gateway to the beautiful Lizard Peninsula, the southern most part of the UK, surrounded by spectacular unspoilt coastline. It is also midway between the larger towns of Penzance and Falmouth where, in addition to the many shopping, schooling and health facilities within Helston, is a much larger range of facilities including a mainline railway station.



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

Upon entering Helston on the A394 from the Falmouth side, proceed across the minim roundabout with the Premier Inn to the left hand side. At the next mini roundabout take the first exit and continue along the A394 taking the next left hand turning signposted for Pemboia and the recycling centre. At the bottom of the road bear left and continue to follow the signs for the recycling centre and follow the road to the right where the land for sale will be found a short way along on the right hand side identified by a Lodge & Thomas for sale board.

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