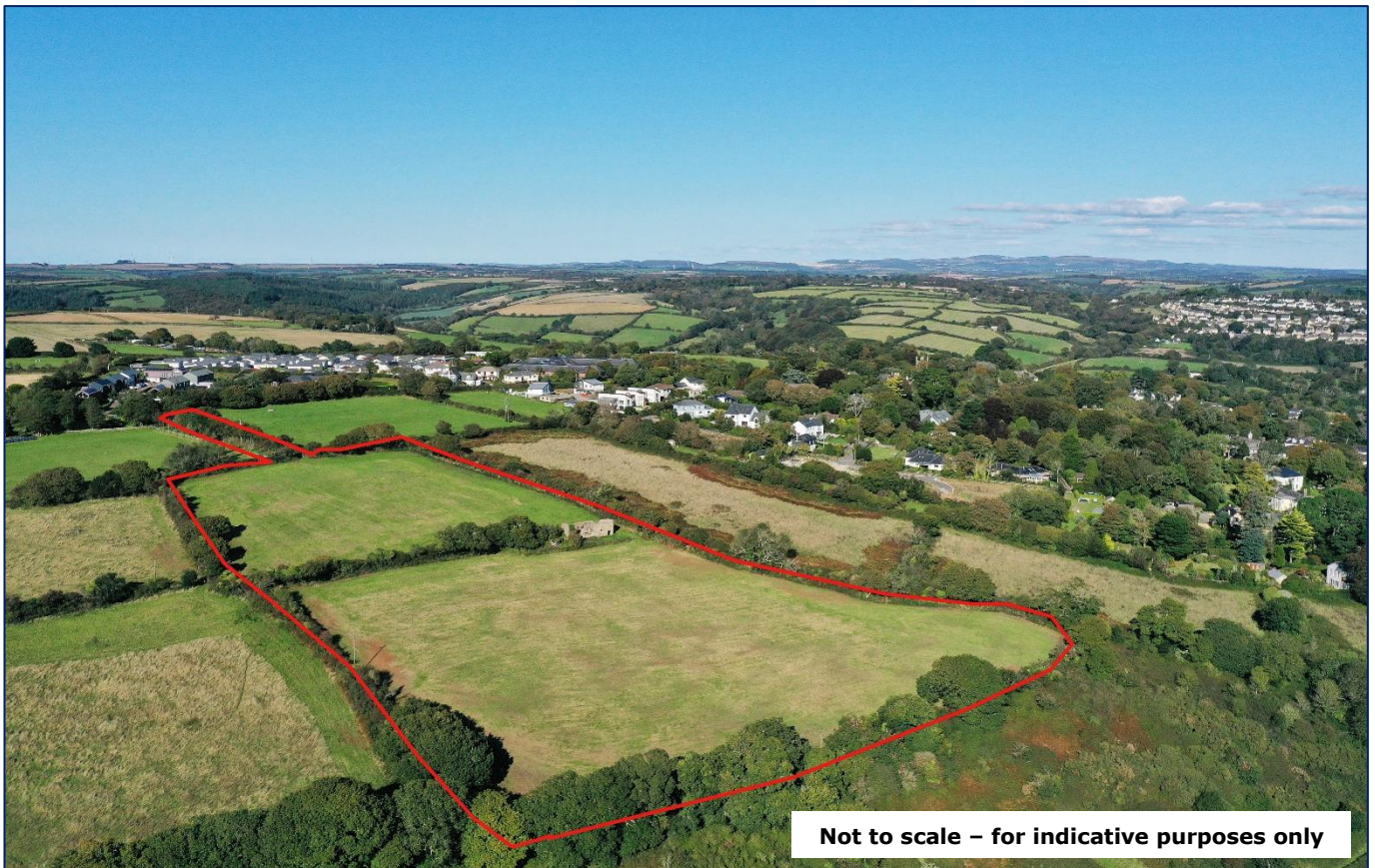


## 8 Acres of Land & Building, South of New Mills Lane, Truro, TR1 3EZ



An extremely rare and exciting opportunity to acquire a parcel of agricultural land comprising approx. 8 acres of south facing pasture land and a derelict building situated in a wonderful, rural setting on the favoured north-western fringe of Truro and wide access off the Council road.

**Guide Price - £200,000 Freehold**

**01872 272722**

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lodgeandthomas.co.uk

Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## The Land

Approx. 8 acres, comprising two fields with direct access onto New Mills Lane. Located centrally within the two fields are the remains of what was once a row of old cottages, converted prior to the last war for agricultural use. Most recently, the land has been used for grazing and is mainly enclosed by established natural hedging, gently towards Coosebean in a southerly direction, with views over the fringe of Truro and open countryside.





### 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 development, the vendors or their successors are to receive 25% of the uplift in value resulting from the planning permission. The vendors' solicitors to provide the necessary Clause within the Sale Contract. For the avoidance of doubt, planning for any agricultural building will not trigger the overage.

### Planning History

The current owners applied for planning consent to convert the redundant stone building to a dwelling (Planning Application No. PA24/06849) was refused on 10/12/2024 (details available on the Cornwall Council planning portal). A subsequent appeal (Application NO. D0840/W/25/3365755) was dismissed on 22/08/2025.

### Services

None connected to the land. There is however, a beautiful stone lined well that is currently capped for safety. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999

### Wayleaves, Easements & Rights of Way

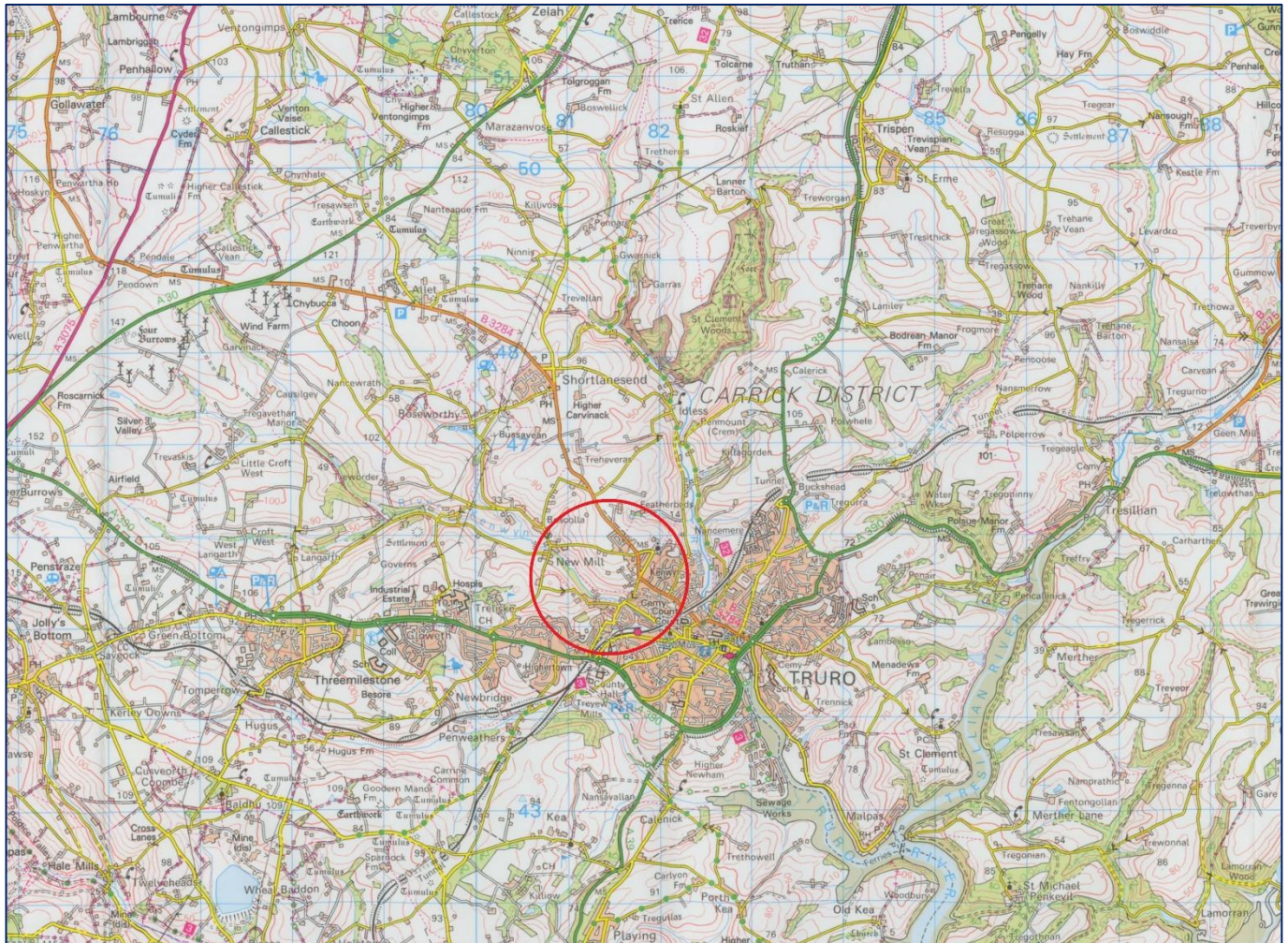
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. To the best of the vendor's knowledge, there are none.

### 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

New Mills Lane is a quiet country lane on the north-western outskirts of Truro City. It is a superb location for walking and cycling within and around the Kenwyn Valley, where there is a network of footpaths inviting one to enjoy hours of walks through picturesque countryside along the meandering Truro River. To one side, the village of Shortlanesend is approx. 1.5 miles away, where there is a thriving village shop/Post Office, family pub, vets and primary school. 2 miles further along the B3284 is a junction on the A30, Cornwall's main arterial route. Close to hand is the beautiful parish church of Kenwyn, primary and nursery schools. The many and varied shops and facilities at Truro City centre are 1 mile away, along with the magnificent Cathedral.



**Viewing:** Please notify the agents Lodge & Thomas of your intended visit so that access can be arranged.

Tel: 01872 272722. Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

**Directions:** From Trafalgar roundabout in Truro, take the B3284 signposted Perranporth. Follow this road past the multi-storey car park and at the next mini roundabout, continue up the hill and under the railway bridge. Follow the road round a sharp right hand bend and just before the brow of the hill turn left into New Mills Lane. Follow the lane to a metal gate on the left, just before Pen Enys opposite Boscolleth Gardens.

[what3words///silly.aura.study](https://www.what3words.com/silly.aura.study)