

1.547 Acres of Land at Little Sinns, Redruth, Cornwall TR16 4BY



A handy size parcel of land extending in area to just over 1½ acres in an easily accessible rural location, yet a short distance from the large former mining town of Redruth.

The land is a single gently sloping paddock with frontage to and access from the 'Little Sinns Road'. Extending in area to 1.547 acres or thereabouts, the land would make an ideal location for keeping poultry, small livestock, growing vegetables etc or for equestrian use and a place to enjoy away from the urban area.

Guide Price: £25,000 Freehold

Location

This land is located in the district known as Little Sinns, less than 1 mile to the north of the 'Avers Interchange' on the A30. The centre of Redruth is about 2 miles to the south and the north coast at Porthtowan is about 2 miles away.

The Land

The boundaries to the land are mainly formed of Cornish and livegrowth hedges and whilst it is currently down to permanent pasture, would be capable of growing horticultural and other crops. The land is registered at HM Land Registry under Title No. CL383753 and includes a track which leads to a residential property in other ownership and has the benefit of a right of way for access purposes. The private foul drainage system serving the residential property in other ownership is located within the land with a right to repair, maintain and renew it as necessary.



Services: None connected. 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. No public rights of way cross the land being offered for sale. However, the land is subject to the access and drainage arrangements as outlined above.

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.

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 Avers Interchange take the Porthtowan road through North Country and the land will be found less than 1 mile from the A30 on the right hand side, the entrance indicated by a Lodge & Thomas for sale board.

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