

8.26 Acres of Land at Penhalvean Farm, Penhalvean, Redruth TR16 6TQ



Four level and gently sloping paddock enclosures in a convenient hamlet setting between Falmouth and Redruth. Approximately 8.26 acres in all.

Guide Price: £120,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

The land forms part of Penhalvean Farm and is now being offered for sale to close an Estate. It comprises four field enclosures of approximately 2 acres each with majority live growth hedging and is in grass, having historically been used for horse grazing and more latterly cut for hay. The land is classified as Grade III on the land classification map and from the land are far reaching rural views

There is an access gate along the southern boundary of one of the roadside enclosures though this gateway is now quite overgrown and will require re-opening.





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 and easements as may exist. No public rights of way cross the land being offered for sale.

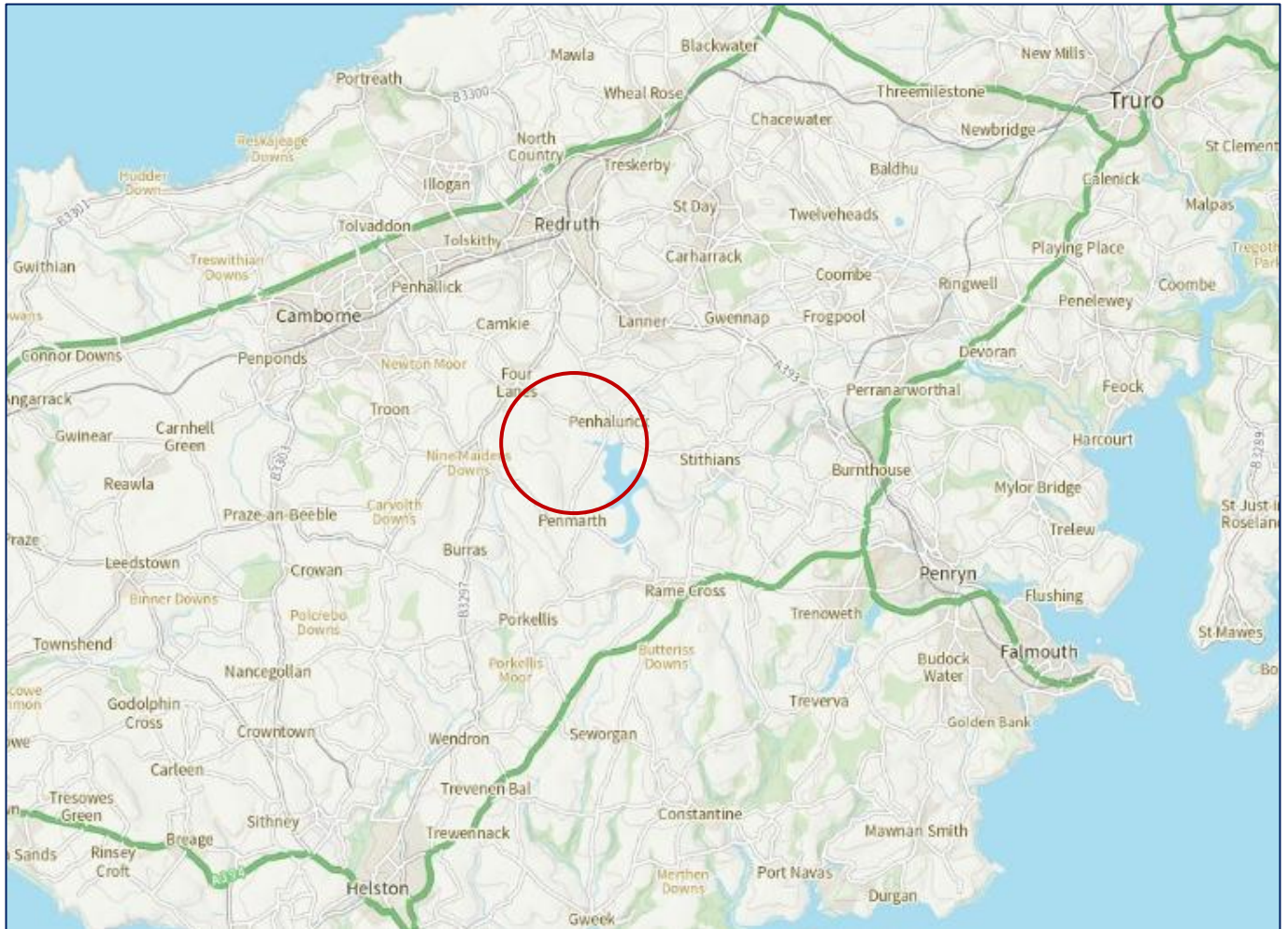
Particulars & Plan

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

Penhalvean is a small hamlet comprising a cluster of dwellings part way between Stithians and Lanner. Stithians Reservoir is within very close proximity and from here there is a whole network of walking, cycling and riding routes – perfect for the outdoor enthusiast.

Stithians and Lanner both offer a comprehensive range of every day amenities including schooling, convenience stores, public houses and doctors surgeries whilst Redruth (only 3 miles distant) offers further amenities as well as a main line train line to London (Paddington). The county's capital city of Truro is within approximately 10 miles.



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 crossroads in the centre of Stithians proceed in an easterly direction along New Road and follow this road through the village, continuing into Hendra Road as the road bears left around the church yard. Follow this road for approximately a mile and a half, turn right at the T-junction to enter Penhalvean and then almost immediately left into a single track road. The land will be found a short distance along this road on the right hand side identified by a Lodge & Thomas for sale board.

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