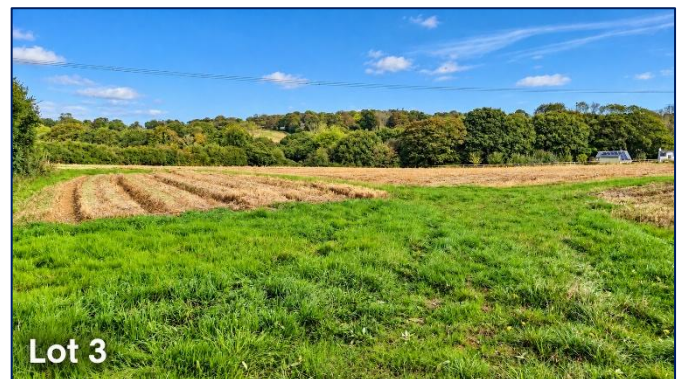


Land at Dowstall Farm and Canara Farm Mylor Bridge, Falmouth



Up to 51 acres or thereabouts of agricultural land and amenity woodland, on the edge of the village of Mylor Bridge. Available as a whole or in up to 3 lots.

Guide Prices: Lot 1 - £400,000; Lot 2 - £50,000; Lot 3 - £140,000

Freehold

Within easy reach of the village centre and located in an Area of Outstanding Natural Beauty, a block of agricultural land, with some amenity woodland offered for sale as a whole or in up to three lots. The land forms part of Dowstall Farm and Canara Farm and is accessed off Comfort Road. Lots 1 and 3 are subject to a Farm Business Tenancy until 31/07/2028.

Lot 1 - Land at Dowstall Farm, Mylor Bridge - (edged red on the attached plan)

Guide Price - £400,000 – Subject to an existing Farm Business Tenancy until 31/07/2028

Approximately **31.5 acres** of agricultural land, including an access track to Dowstall Farm. The land is divided into five enclosures with mainly Cornish hedges as the boundaries and internal divisions and is gently sloping with a south-westerly aspect.

The land is predominantly Grade III and has been used for many years for growing corn, brassicas and daffodils but would be suitable for grazing livestock if required. A public footpath runs along the access track to Dowstall Farm.



Lot 2 - Land and Woodland at Dowstall Farm, Mylor Bridge - (edged blue on the attached plan)

Guide Price - £50,000 – Vacant possession.

Approximately **8.75 acres** comprising a level grazing field, together with amenity woodland, providing a rich habitat attracting much flora and fauna.

The boundaries to the land are mainly Cornish hedges with mature trees providing shelter and shade. The land is accessed directly from Comfort Road and within it are two field shelters. The land is suitable for equestrian use, livestock grazing or for growing horticultural crops with the woodland providing amenity and wildlife appeal.

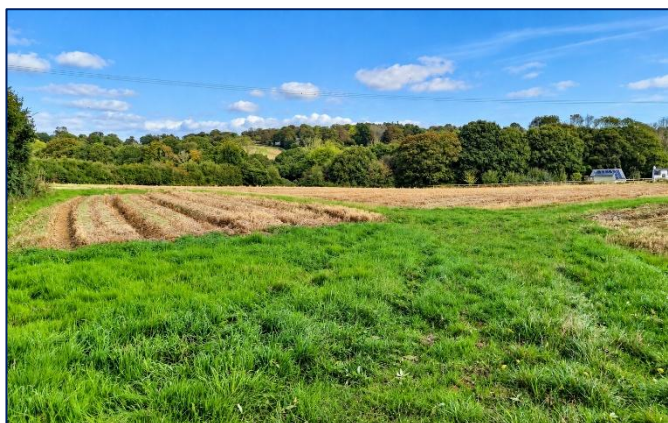


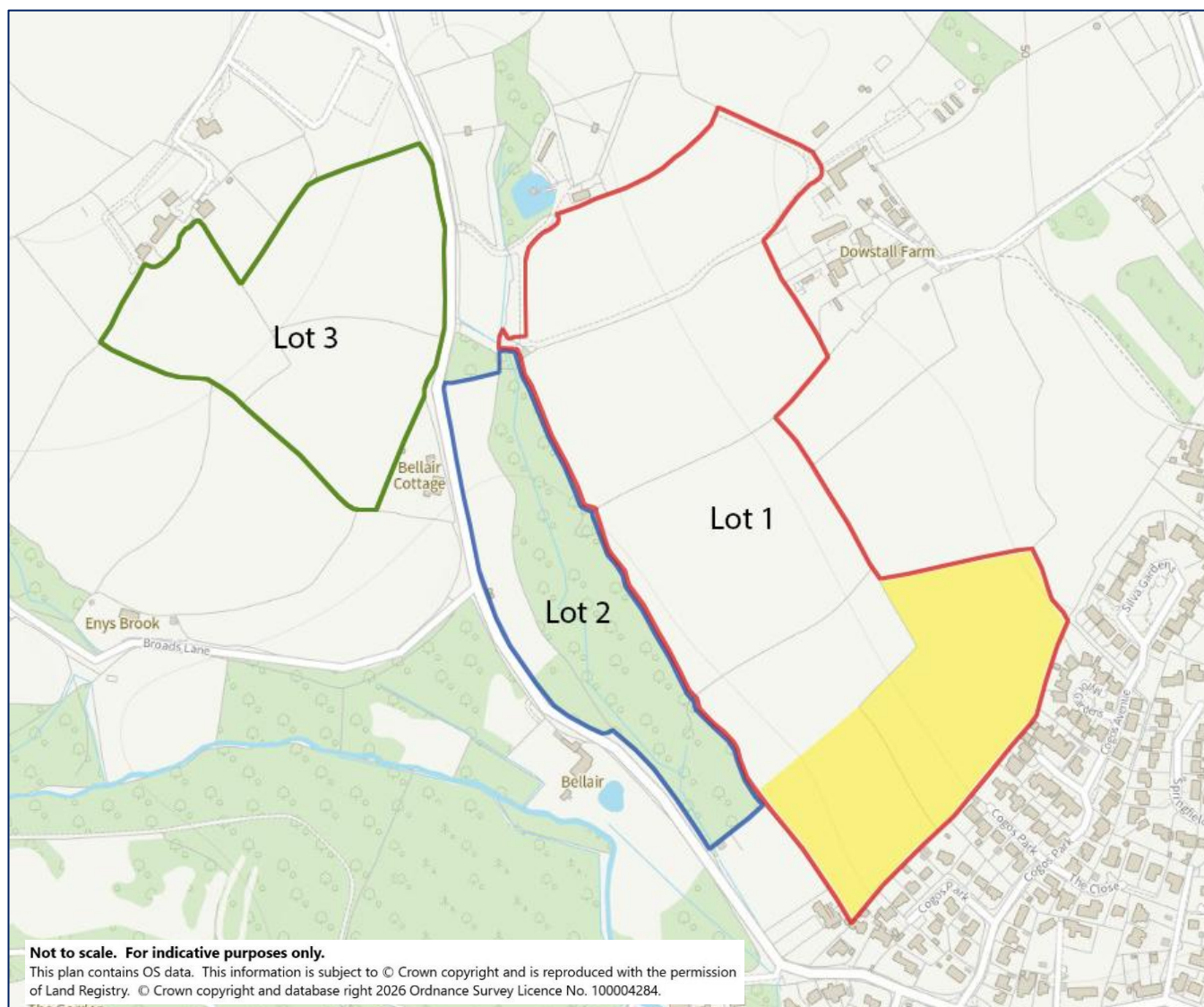
Lot 3 - Land at Canara Farm, Mylor Downs - (edged green on the attached plan)

Guide Price - £140,000 – Subject to an existing Farm Business Tenancy until 31/07/2028.

Approximately **10.8 acres** of productive agricultural land, divided into three enclosures with two gated accesses directly from Comfort Road.

The land, which is described as Grade III is either level or gently sloping, and has been used for many years for growing corn, brassicas and daffodils, but would be equally suitable for livestock grazing or for horticultural purposes.



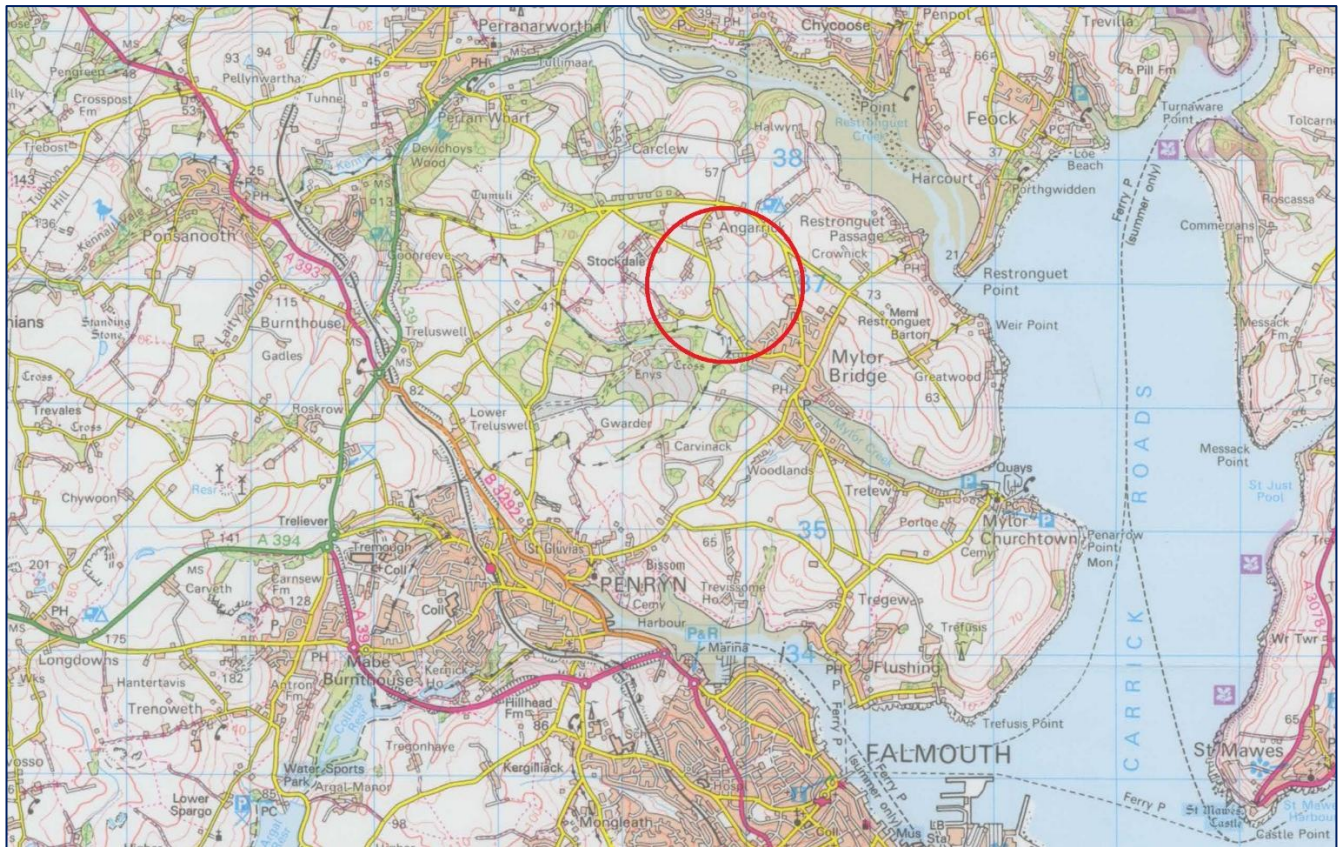


Agent's Notes

- Lots 1 & 3 are let on a five year fixed term Farm Business Tenancy until 31/07/2028. The purchasers of Lots 1 & 3 will receive the net rent payable after agent's charges, calculated on a daily pro-rata basis from the date(s) of completion of the purchases of the land until 31/07/2028. Contact the selling agents for further information.
- In respect of Lot 1, the area shaded yellow on the attached plan will be sold subject to an Uplift or Overage Clause whereby, if within a period of 20 years planning permission is obtained on that land for residential development, the vendors or their successors are to receive 15% 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 Clause.
- Also, in respect of Lot 1, the stone surfaced track which leads from Comfort Road to the farmstead at Dowstall Farm, is included in the freehold of the land being sold and it will be the purchaser of Lot 1's responsibility for 25% of the cost of the maintenance and repair of this track as necessary.

Location

Mylor Bridge is situated at the head of Mylor Creek and lies approximately ½ a mile from the land in an Area of Outstanding Natural Beauty. The village boasts a shop, butchers, public house and primary school, while the larger towns of Penryn and Falmouth are approximately 3 and 4 miles distant respectively.



Services

No services are 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. Lot 1 A public footpath runs along the access track and some adjoining landowners land have access rights to their land and properties.

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 on foot, 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 village centre, exit the village along Comfort Road and Lots 1 and 2 will be located on your right, Lot 3 on the left as marked by the Lodge and Thomas For Sale Boards.

what3words/// Lot 1 draw.stores.arise – Lot 2 sues.radio.micro -Lot 3 tangling.studs.humble