LODGE & THOMAS

ESTABLISHED 1892

5.15 Acres of Land at 'Great Meadow', Crantock, Newquay TR8 5RF







An agricultural field extending to 5.15 acres or thereabouts, adjoining the sought-after village of Crantock, enjoying far-reaching views of the surrounding area and to the coast.

Available as a whole or in two lots.

Guide Prices: Lot 1 £125,000 - Lot 2 - £75,000

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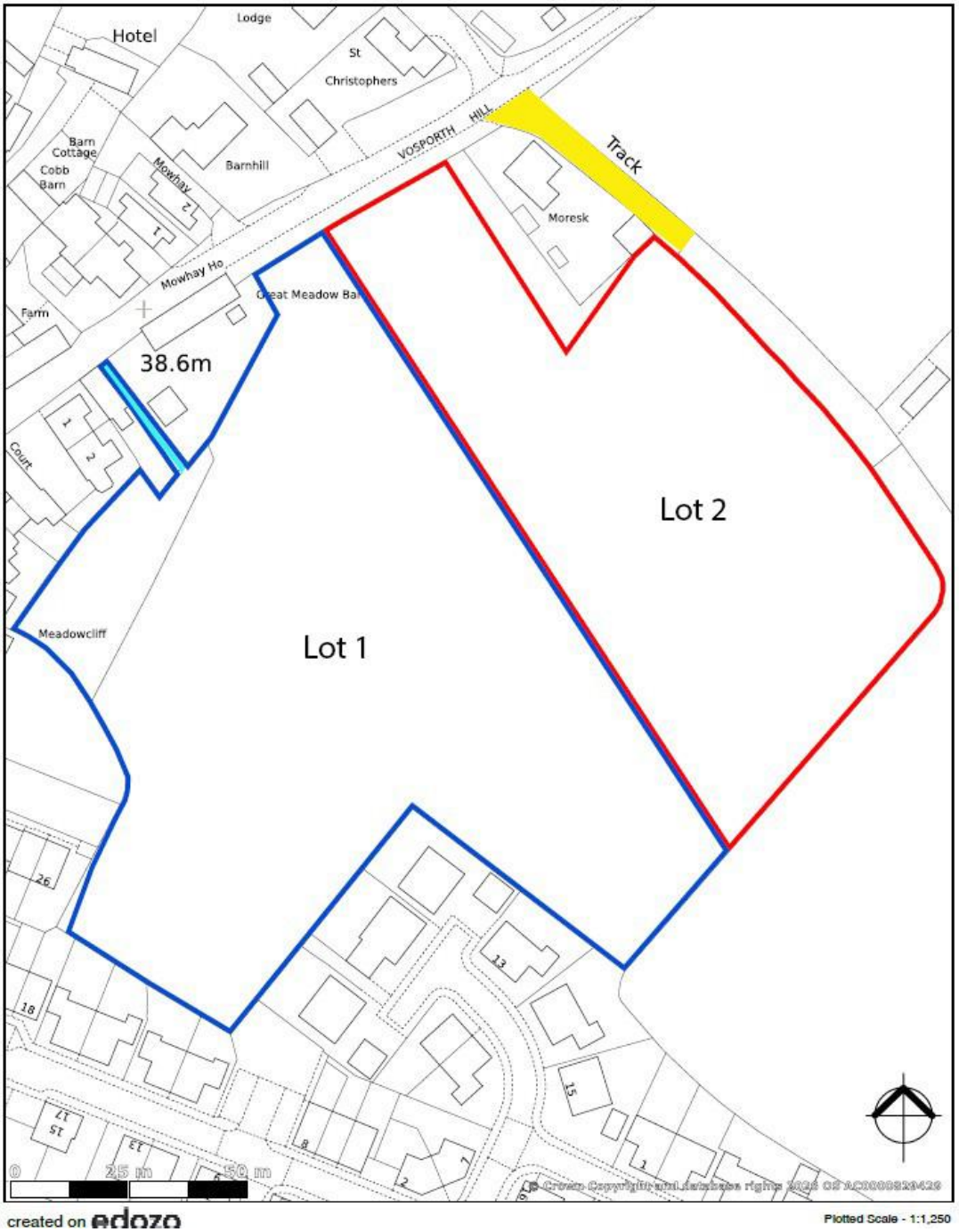
Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

Accessed off Vosporth Hill, a parcel of land adjoining the village of Crantock, currently laid to pasture and bounded in the main, by traditional Cornish hedge banks. From the top of the land far-reaching views are enjoyed of the surrounding area including the coast and is accessed in two places off Vospers Hill. The land would be suitable for agricultural, horticultural or indeed equestrian grazing. Available as a whole or in two lots:-

Lot 1 - Extending to 3.13 acres or thereabouts and laid to pasture. Mains water to trough. Accessed from the track shaded blue.

Lot 2 - Extending to 2.02 acres or thereabouts and laid to pasture. Accessed from the track shaded yellow.



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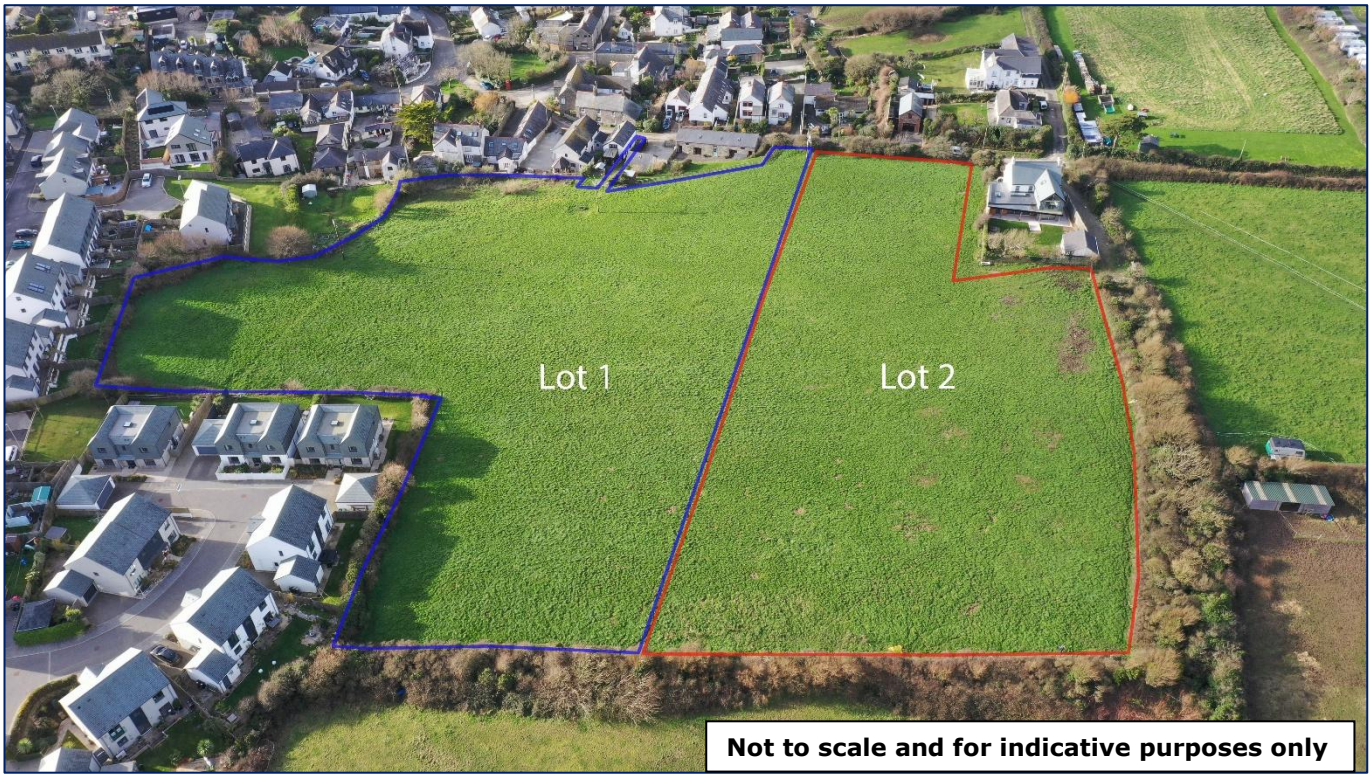

Special Condition – Overage

The land is to be sold subject to an Uplift or Overage Clause whereby, if for a period of 25 years from completion, planning permission is obtained on the land for residential or commercial development, the vendors or their successors are to receive 20% of the uplift in value resulting from any planning permissions granted. The vendors' solicitors to provide the necessary Clause within the Sale Contract. For the avoidance of doubt, planning for any agricultural or equestrian building will not trigger the overage.

Agent's Notes:

- If sold in lots, the new boundary fence between points A and B to be erected and maintained by the buyer of Lot 1 within 2 month of completion.
- Japanese Knotweed has been identified in the northeastern boundary hedge of Lot 2 and in the neighbouring land. The land will be sold as seen. No surveys have been undertaken, buyers to rely on their own inspection.

Services

Mains water is connected to Lot 1. No other services 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. A mains sewer crosses Lot 1.

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.

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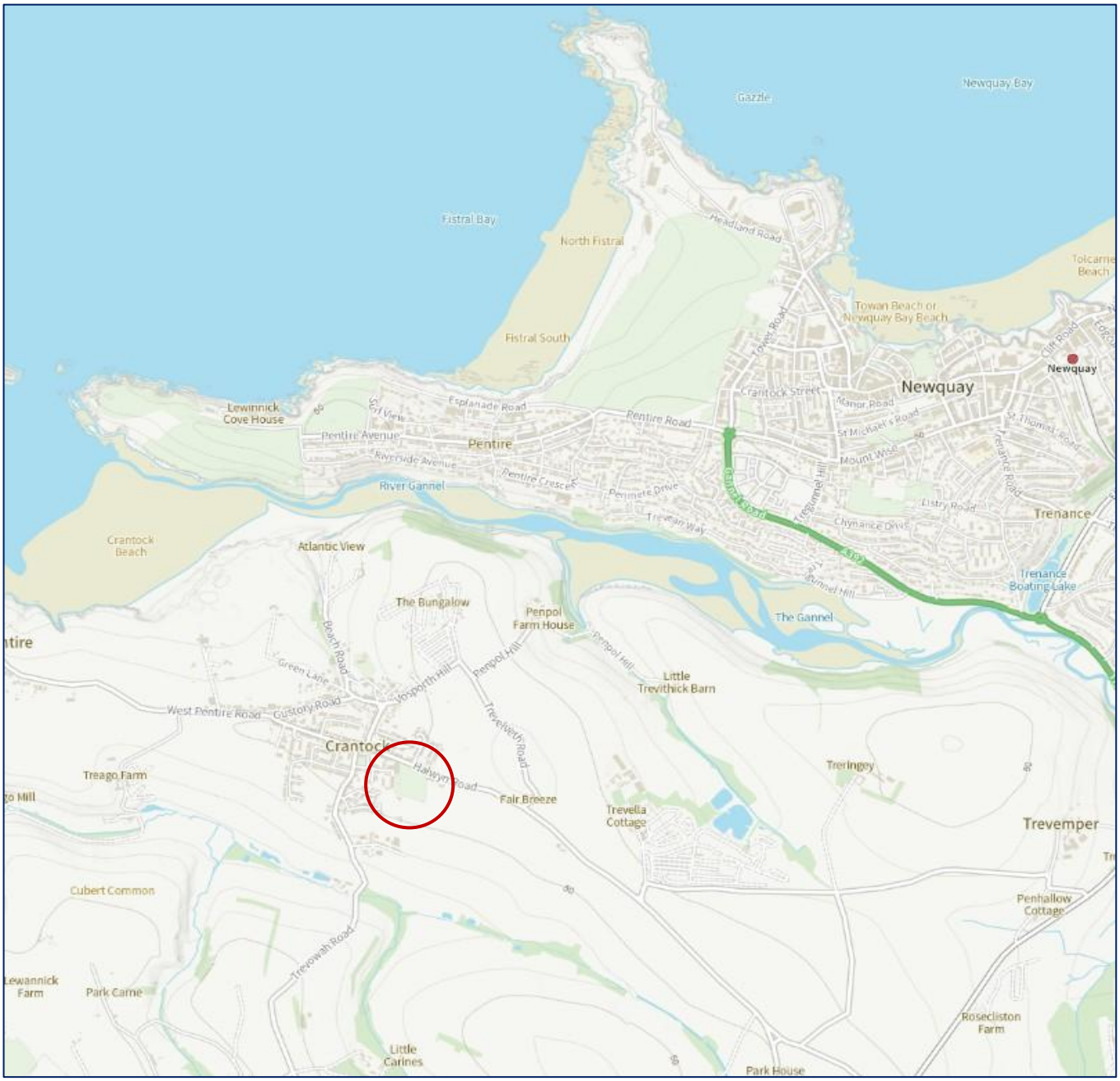

Viewing

Viewers may access the plot 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: sales@lodgeandthomas.co.uk

Directions

From the centre of Crantock proceed in a northerly direction along Halwyn Hill past the convenience store on the right and shortly after passing the triangle junction, turn right into Vosper Hill. Lot 1 acess track will is located after a short distance on the right. Lot 2 access is at the top of the hill on the right.

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