LODGE & THOMAS

ESTABLISHED 1892

Almost 3½ Acres of Land at Treskerby, Scorrier, Redruth TR16 5AG



A single 3.46 acre paddock in a sought-after location at Treskerby, close to the Scorrier Estate in mid-west Cornwall with permission to create a separate and independent access.

Guide Price: £55,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

The land extends in area to 3.46 acres or thereabouts and has the benefit of a Certificate of Lawfulness granted by Cornwall Council on 07/10/26 to create a separate and independent access directly from the adjoining Council maintained road. It will be the purchaser's responsibility to create the new access into the land in accordance with the Certificate of Lawfulness.

The land is comprised within a single level or gently sloping paddock with Cornish hedge bank boundaries.

The land is currently down to permanent pasture with a long-term ley to make hay. The land is equally suitable for growing a variety of crops and therefore is ideal for equestrian use or hobby farming.

The land is described as Grade III on the Land Classification Map for the area.





Certificate of Lawfulness

The Certificate of Lawfulness (Application No: PA26/05408) provides for the 'creation of access and laying of hardstanding'.

The vendors will grant temporary access via their adjoining retained land to enable the creation of the new access which must be completed within three months of completion.

It will be the purchaser's responsibility to then build up the gateway in the hedge to the vendor's retained land in matching materials to each side of the gap.

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 residential or commercial development, the vendors or their successors are to receive 30% of the uplift in value resulting from the planning permission. The vendors' solicitors to provide the necessary Clause within the Sale Contract. The Uplift or Overage Clause to be implemented on the grant of planning permission for residential or commercial use. For the avoidance of doubt, planning for any agricultural building, stables, polytunnels etc will not trigger the overage.

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Services

None connected but we assume that they are available nearby. 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.

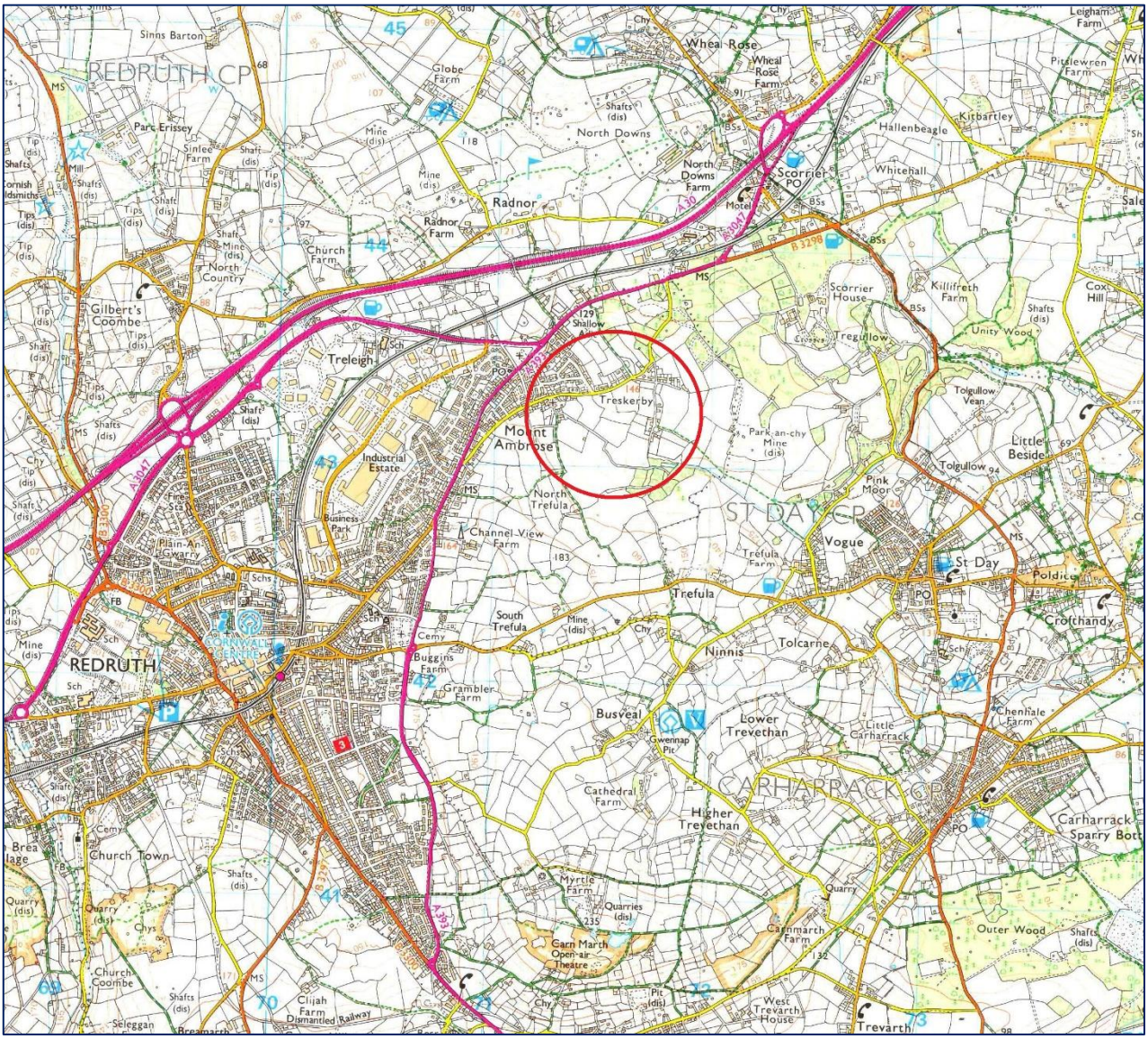
Particulars & Plan

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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Location

The land is situated at the edge of the hamlet of Treskerby, south of Scorrier in mid-west Cornwall. The large former mining town of Redruth is only a mile or so to the south-west and the village of Chacewater is about 2½ miles to the north-east, with Threemilestone being a further 2 miles away. The City of Truro, Cornwall's principal administrative, commercial and retail centre is about 10 miles to the east.



Viewing: Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Viewing is via the vendors' land immediately to the east of the land for sale and the gateway opposite the property known as 'Tangles'. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: From the main A3047 road, between Scorrier and Mount Ambrose take the turning immediately opposite the 'Cornish Oven' bakery shop towards Treskerby. After ¼ of a mile immediately past the turning into the 'no through road' the gateway into the vendors' retained land is on the left-hand side. From the gateway, head south-west across the field to the gap in the hedge leading into the land for sale.

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