

Land at Lower Hugus Road, Threemilestone, Truro TR3 6BD



A small parcel of land extending in area to just under 1/5th of an acre in an easily accessible location and suitable for a variety of uses.

For Sale by Informal Tender
Offers to be received by Friday 19th June 2026 at 12 noon

Guide Price: £20,000 Freehold

The Land

The land is a single level and elongated shape parcel with two gated entrances, one directly off Lower Hugus Road and the second is currently grown in and needs trimming out if required.

Extending in area to just under 1/5th of an acre, the land needs a certain amount of clearance depending on its use and would make an ideal location for keeping poultry, small livestock, growing vegetables etc or simply as a place to enjoy on the edge of the urban area.

The boundaries to the land are formed of hedges and fences which are part lined with various species of trees.



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.



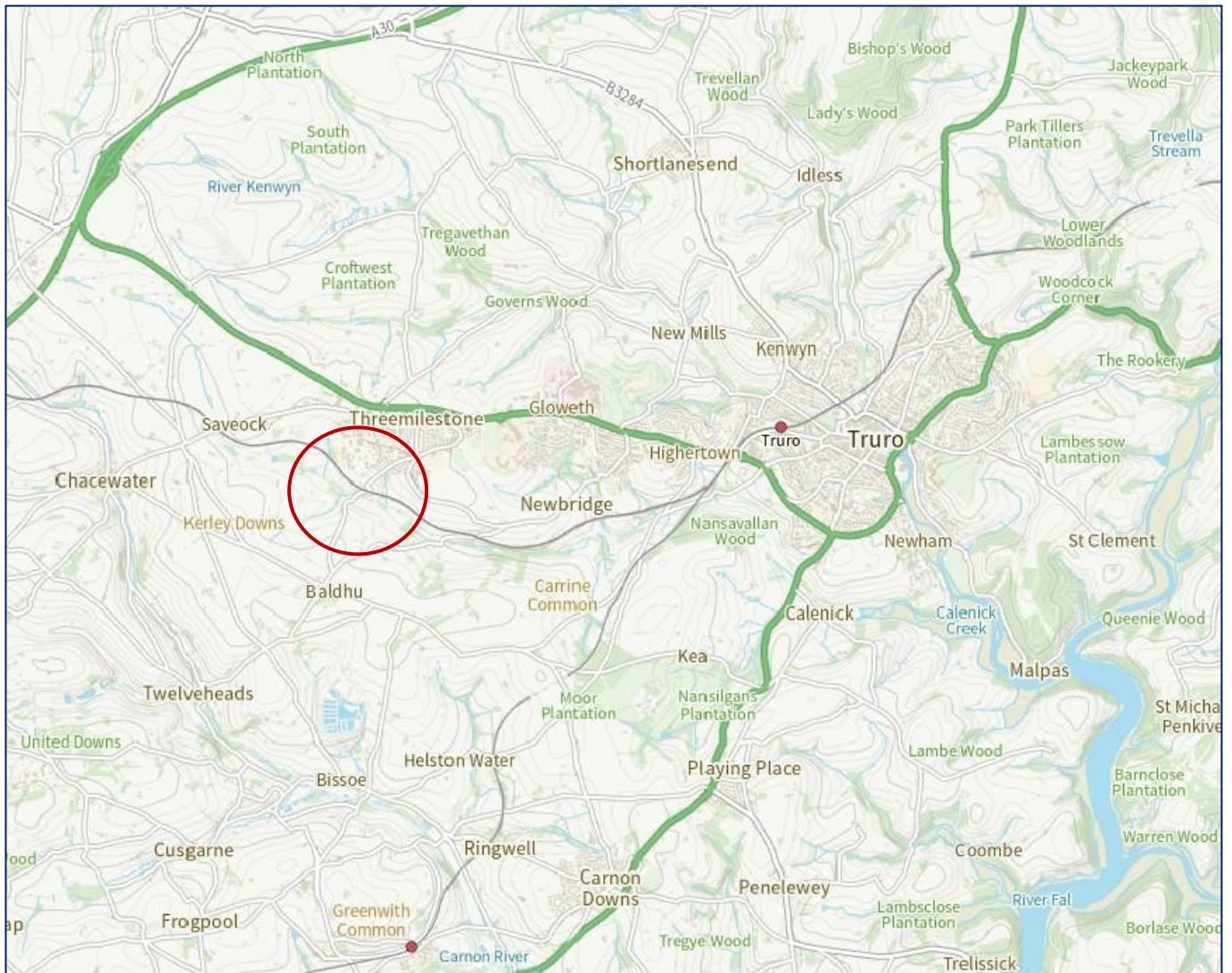
Particulars & Plan

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

This small parcel of land is located on the southwestern periphery of the village of Threemilestone within the Parish of Kenwyn. The centre of the village where there are a number of local facilities, is ½ a mile away from the land.

The centre of the City of Truro, Cornwall's principle administrative, commercial and retail centre is 3 miles to the east of the land.



Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code.

Directions

From the centre of Threemilestone proceed south on Hugus Road to the mini roundabouts and turn right onto Lower Hugus Road. At the end of Lower Hugus Road at the sharp left hand bend the galvanised steel gated entrance into the land will be seen on the opposite side of the road identified by a Lodge & Thomas for sale board.

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