



MAP estate agents
Putting your home on the map

**Land adjacent to Gershoms Ark,
Carharrack, Redruth**

£130,000 Freehold



Description

Nestling within a gentle sloping valley in a rural location on the outskirts of the village of Carharrack, this is a rare opportunity to acquire a parcel of land amounting to approximately 3.6 acres.

The majority of the land is enclosed pasture and there is also a wildlife garden with a range of saplings and shrubs.

The land is enclosed and access is via a gated entrance off a lane from Wheal Damsel Road, unusually with sales such as this our vendors are not putting any restrictions on its use and subject to any required consent via Cornwall Council, potential buyers will be able to develop the land to their own requirements.

Location

Located off a track from Wheal Damsel Road, the land lies between the village of Carharrack and the ancient site of Gwennap Pit which is at Busveal. Convenient for access to the major towns of Redruth, Falmouth and Truro, there are also the nearby villages of St Day and Lanner. Country walks pass through the area as does the coast to coast footpath linking Portreath to Devoran.

AGENT'S NOTES

Please be advised that this part of Cornwall has extensive historic mining activity and prospective

purchasers would be advised to commission a mining report prior to committing to a purchase.

SERVICES

The land does not have any services connected to it although it should be noted that the adjacent property has a Bore Hole water supply and this could well be a suitable means of obtaining water for the site.

DIRECTIONS

From the centre of Carharrack head out of the village towards Falmouth on the B3298 and after passing Chapel Terrace on the right, take the next right and immediately go right again (marked with a tourist sign for Gwennap Pit) into Wheal Damsel Road. The road then bears left and straight ahead is a track with a sign saying Gershoms Ark, from this track down into the valley and at the bottom is the entrance to the field on the right hand side. Your can turn a vehicle at this point if required. If using What3words:- Recorder.Fuels.innovator.



MAP's top reasons to view this home

- Freehold parcel of land
- Approximately 3.6 acres
- Land laid mainly to pasture
- Wildlife garden
- Private gated access
- Well defined boundaries
- Chain free sale
- Rural situation and rare opportunity



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01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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