

## 2.59 Acres of Land, North of Gwynngala Farm, Penstraze, Chacewater, Truro, TR4 8PF



*Two level field enclosures with timber shelter set in a very quiet setting along a byway and ideal for grazing, amenity or conservation. Fantastic off-road riding, cycling and walking opportunities in the immediate vicinity. 2.59 acres in all.*

**Guide Price: £50,000 Freehold**

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## The Land

The land comprises two level field enclosures totalling 2.59 acres or thereabouts. It has been left to re-wilding in recent years and is now a haven for wildlife but would be well suited to pony or livestock grazing, for amenity use or even for conservation. Within one of the paddocks is a timber field shelter.

The setting is particularly special, being set along a byway and at the very end of the track passable by vehicles, the land enjoys an almost totally traffic-free location from which the off-road riding, cycling and walking opportunities are superb.



## Services

None connected. None of these services have been tested and therefore no guarantees can be given. 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 public byway leads to and past the land but does not cross the land being sold.

## 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

The land is situated part way between Chacewater and Penstraze with easy access to the A30 and so whilst enjoying peace and tranquility it is very accessible. Chacewater offers a range of every day facilities including public house, fish and chip shop, convenience store, doctors surgery, bakery and village hall, and within close proximity of the land is Chacewater Garden Centre. Truro city is within 6.5 miles and offers every day amenities and facilities as well as a mainline railway link to London (Paddington).



## Viewing

Viewers may access the land 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: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

We advise viewers to find a suitable parking place along the byway and proceed to the land on foot in the first instance.

## Directions

NB: PLEASE DO NOT FOLLOW SAT NAV – IT WILL DIRECT YOU ALONG ROADS IMPASSABLE BY VEHICLES. PLEASE INSTEAD FOLLOW THE DIRECTIONS PROVIDED. Proceed out of Greenbottom towards Chacewater and shortly after bypassing the Garden Centre turn right at the crossroads. Continue along this road and approximately 125m after crossing the bridge, turn left into the byway (immediately before the Telecommunications building). Follow the byway without deviation for approximately half a mile and the entrance into the fields will be found on the right hand side identified by a Lodge & Thomas for sale board.

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