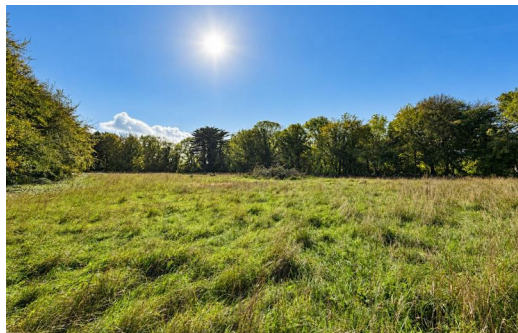


FAIRFIELD, ILLOGAN, REDRUTH



LAND AT FAIRFIELD, ILLOGAN, REDRUTH, TR16 4EJ

A LEVEL FIELD IN AN ATTRACTIVE SEMI-RURAL LOCATION ON THE EDGE OF ILLOGAN - EXTENDING TO APPROXIMATELY 1.68 ACRES

An appealing parcel of land comprising a single level field with gated access from a private road. Bordered in part by trees, with stock fencing along two sides, the land offers an opportunity for hobby farming, subject to any necessary consents, together with potential longer-term "hope" value.

- Approximately 1.68 acres
- Stock fencing along two sides
- Level field in a semi-rural setting
- Potential for hobby farming
- Gated access from a private road
- Potential longer-term 'hope value'
- Partly tree-lined boundaries
- Rare opportunity

GUIDE PRICE £200,000

A LEVEL FIELD IN AN ATTRACTIVE SEMI-RURAL LOCATION ON THE EDGE OF ILLOGAN - EXTENDING TO APPROXIMATELY 1.68 ACRES

GENERAL COMMENTS

An opportunity to acquire a manageable parcel of land enjoying an attractive semi-rural position on the edge of Illogan.

Extending to approximately 1.68 acres, the field will appeal to purchasers seeking land for hobby farming or other small-scale agricultural pursuits, subject to any permissions required for their intended use. Its position on the edge of the village may also be of interest to those considering its longer-term development potential.

THE LAND

The land comprises a single level field, currently unused, with gated access from a private road. The boundaries include established trees in places and stock fencing along two sides.

PLANNING AND LONGER-TERM POTENTIAL

As far as the sellers are aware, there is no planning history relating to the land.

The land's position on the edge of Illogan may offer longer-term "hope value". This refers to the possibility that the land could become more valuable through a future change of use or development.

Such potential is speculative and may never be realised. Any development or change of use would require planning permission and all other necessary consents. No assurance is given that these would be obtained, and prospective purchasers should make their own enquiries of the Local Planning Authority.

SERVICES

There is no water or electrical supply connected to the land. Prospective purchasers should make their own enquiries regarding the availability and cost of connecting water or other services.

ACCESS AND RIGHTS OF WAY

The field has gated access from a private road, over which we understand it benefits from full rights of access. There are no known rights of way crossing the land.

We understand that the private road is unregistered and that the purchaser would share responsibility for any future maintenance of the section leading to the field gate. The precise access rights and maintenance obligations should be confirmed during conveyancing.

TENURE

Freehold.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

From the centre of Illogan alongside Morrisons Daily and the double roundabout, continue along Alexandra Road until reaching the crossroads at Marys Well (The site of a holy well, now marked by a small garden with drinking fountain structure dated 1888 and built by the Basset family). Turn right and a short distance from here is the turning on the left into the private drive signposted Chyvounder, The Foxes and Falcon Way. Continue along this drive until reaching a six-bar gate with a Philip Martin For Sale board.

CONTACT US

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(a) 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 intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

