

# LODGE & THOMAS

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## 9.73 Acres of Land, Creegbrowse, Chacewater, Truro, Cornwall TR4 8NF



*Almost 10 acres of land in two enclosures together with an area of hard standing. Gently sloping and with far reaching views across Poldice Valley. Excellent out-riding on the doorstep.*

**Guide Price: £125,000 Freehold**

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## The Land

The land comprises two field enclosures, both in grass with live-growth and earth bank boundaries, extending to 9.73 acres in all or thereabouts.

The land is gently sloping in topography and enjoys tremendous, far reaching views over the Poldice Valley which is nearby and offers tremendous off road riding, walking and cycling opportunities on the doorstep.

The land benefits a wide, gated vehicular entrance from the roadway and this opens into a large area of hardstanding, together with materials included in the sale – ideal for the parking of vehicles, trailers etc and which could be utilised as a base for stabling/an outbuilding (subject to consent).

N.B. There is an area of untreated Japanese knotweed on the site.



## Services

Mains water is connected but is likely to require a sub-meter. Mains electricity is understood to be nearby. 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 and easements as may exist. No public rights of way cross the land being offered for sale.



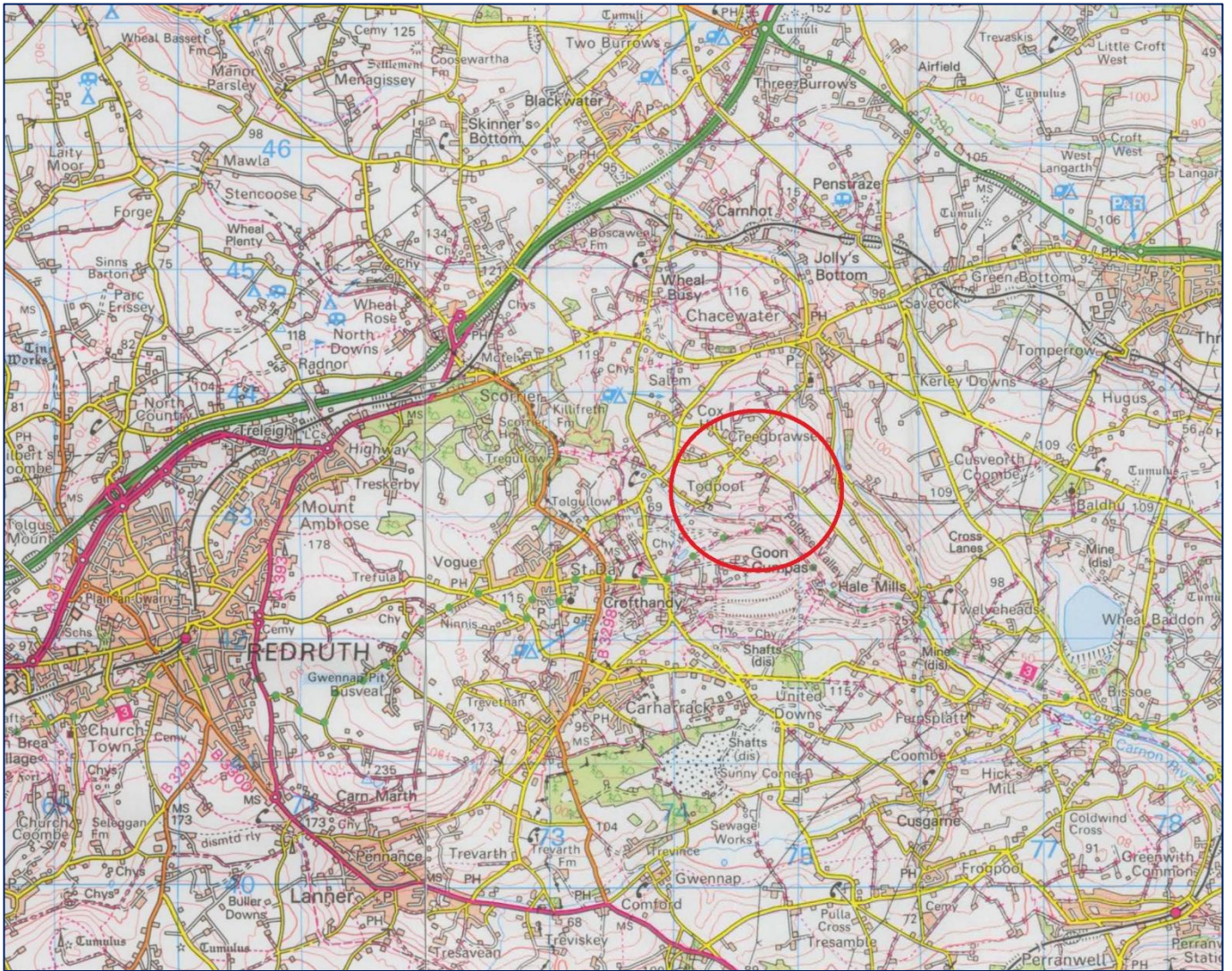
### Particulars & Plan

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

Creegbrowse is situated on the southern edge of Chacewater and is home to a plethora of bridleways and multi-use trails offering excellent off road walking, cycling and riding opportunities on the doorstep and connects to the coast-to-coast Bissoe Trail which again offers further off road routes.

Chacewater offers a range of every day facilities including public house, fish and chip shop, convenience store, doctors surgery, bakery, village hall, and an excellent 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)

## Directions

Proceeding in a westerly direction through Chacewater turn left shortly after the Kings Head public house into The Square and proceed up Church Hill. Follow Church Hill for a little over half a mile and then turn left at the crossroads signposted Twelveheads. The entrance gate into the land will be found after a short distance on the right hand side as the road bears left and identified by a Lodge & Thomas for sale board.

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