

1.4 Acres of Land, Mennergwidden, Tresavean, Lanner, Redruth, TR16 6JN



A single field enclosure situated in a quiet and private position on the edge of Lanner. Sloping and with wonderful, far reaching views. Approximately 1.4 acres in all.

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

Guide Price: £30,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

The land comprises approximately 1.4 acres of land in a single field enclosure with earth bank and live-growth hedge boundaries to three sides. The land is in permanent pasture and is sloping in topography but enjoys tremendous, far reaching views towards Lanner and Carharrack.

The land benefits a vehicular gate from a hard surfaced track which leads to a handful of properties and over which we assume this land enjoys a vehicular right of way.

There are a number of public footpaths and bridleways in the immediate vicinity offering ample off road walking, cycling and horse-riding opportunities on the doorstep.



Services

No services are connected to the land. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

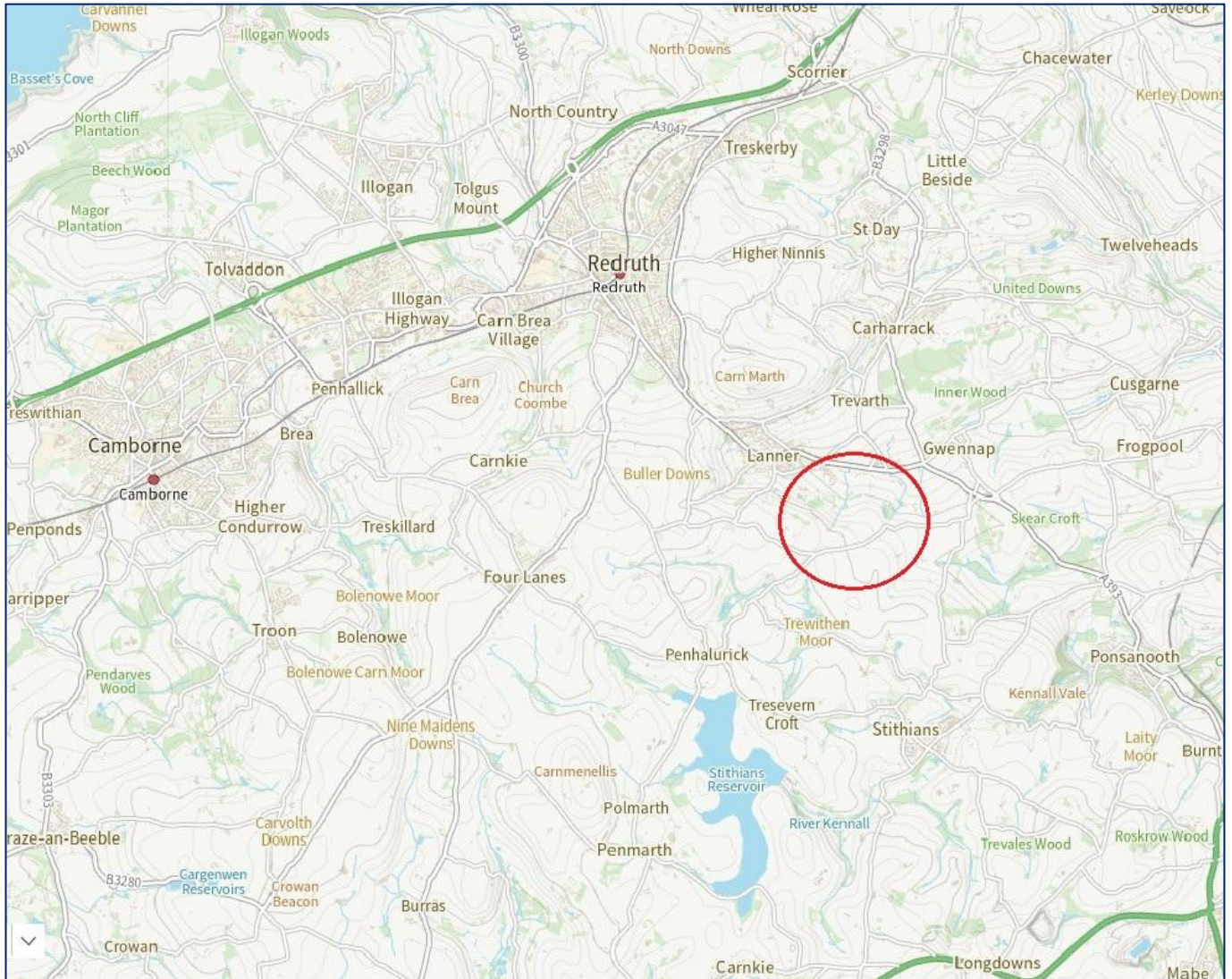
The sale will be subject to and with the benefit of all wayleaves and easements. No public rights of way cross the land being offered for sale.

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

The land is positioned within the hamlet of Tresavean and is privately positioned along a track leading to only a handful of properties and so enjoys a peaceful ambience. Lanner, with its every day amenities, is within 2 miles and Redruth is approximately 3.5 miles distant.



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

Directions

Proceeding up through Lanner village turn left into Bell Lane and follow this road for approximately half a mile before turning left at the grass triangle. Follow this road for approximately three quarters of a mile and then turn left again shortly after the next grass triangle into a concrete laid track. Follow this track taking the right hand fork and the land will be found directly ahead shortly after the sharp left hand bend, identified by a Lodge & Thomas for sale board.

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