

0.75 Acres of Land, Tolgus Mount, Redruth, Cornwall, TR15 3SU



*A level field enclosure set at the end of a long track for privacy and seclusion.
Well suited to a variety of uses.*

Guide Price: £30,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Location

Being set at the end of a long lane the enclosure benefits from privacy yet it is easily accessible, being located equidistant from Illogan and Redruth and being within close proximity of the A30. Every day amenities are available in Illogan and a wider range of facilities are available in Redruth, where there is also a mainline railway link to London (Paddington).

The Land

The land comprises a single level field enclosure extending to 0.75 acres or thereabouts. The field is in pasture with natural hedge boundaries, though some Cornish stone hedging is evident in places. The enclosure is found at the very end of a long track – onto which there is a vehicular access gate - and would no doubt appeal to those looking for privacy, an amenity space, those interested in hobby farming or for the grazing of small livestock.



Services: None connected, though it is understood that mains water is nearby. 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. 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.

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 westbound along the A30 from the Truro direction leave the A30 signposted Redruth and Porthtowan and at Avers Roundabout proceed straight ahead along the A3047, continuing straight on again at the next roundabout at the bottom of the hill. At the next set of traffic lights turn right and then continue along this road for approximately a quarter of a mile (proceeding over the flyover). Approximately 250m after passing Trickys eating house (on the left) turn right at the staggered crossroads into a residential cul de sac. Proceed along this road and continue on straight ahead as the road turns into an unmade lane, following it as it bears right and then continuing along the lane without deviation for a further 250m where the land will be found at the end of the lane. We encourage interested parties to find a suitable place to park and to proceed to the land on foot in the first instance.

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