

## Land at Luke's Shop, Whitecross, Newquay, Cornwall TR8 4QL



*Two parcels of level agricultural land extending in total area to 5.2 acres, in a rural position, just 5 miles from the North Cornish coast. Available as a whole or in two lots.*

***Best & Final Offers to be received by Friday 29<sup>th</sup> August 2025 at 12 noon***

**Guide Prices: Lot 1 - £30,000 | Lot 2 - £50,000**

**Freehold**

**01872 272722**

58 Lemon Street Truro Cornwall TR1 2PY  
property@lodgeandthomas.co.uk  
**lodgeandthomas.co.uk**

Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers



## The Land

**Lot 1** - A level 1.2 acre paddock, bound mainly by traditional Cornish hedge banks. The land benefits from vehicular access onto a council road, offering ease of use for machinery, livestock, or equestrian transport.

Well-suited to a range of uses including grazing, cropping, or hobby farming, the land is classified as Grade III on the Land Classification Map, indicating good agricultural potential.

Ideally located within easy reach of the A30 and just a short drive from Newquay, the paddock offers excellent accessibility.



**Lot 2** - An attractive 4 acre level paddock, enclosed predominantly by traditional Cornish hedge banks.

The land enjoys direct vehicular access from a council-maintained road, providing practical access for agricultural machinery, livestock, or equestrian use.

Versatile in nature, it is well-suited for grazing, cropping, or small-scale farming and is classified as Grade III on the Land Classification Map, indicating good agricultural capability.





### Services

Water is connected to the land, and arrangements for its provision will be addressed appropriately, whether the land is sold as a whole or in separate lots. 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.

### 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.

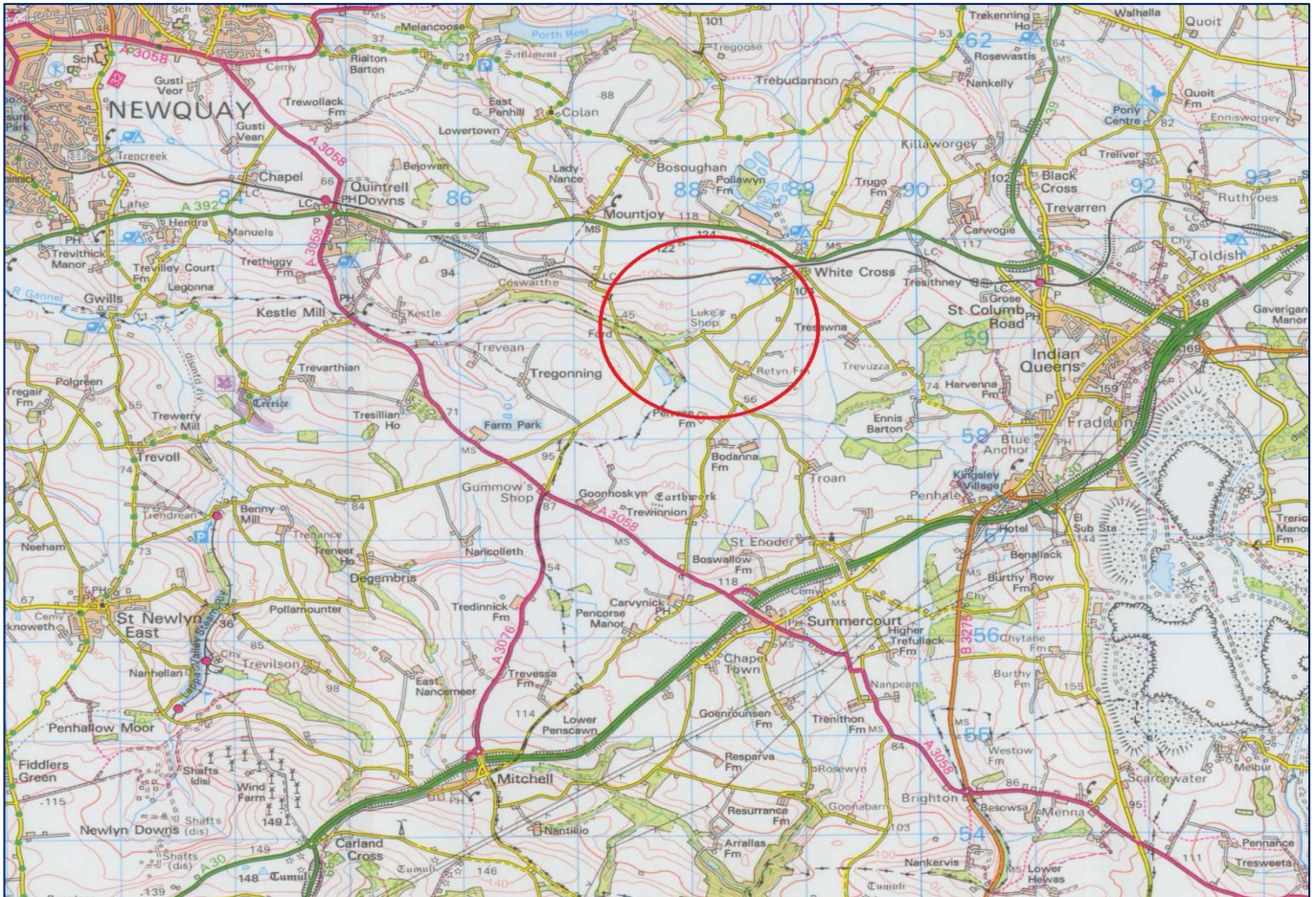


## Agent's Note

Should a purchaser wish to acquire both Lots, there is potential to negotiate the inclusion of a linking strip of land between the two parcels. This would provide improved continuity and access across the combined holding. Interested parties are encouraged to contact the agents to discuss this option further.

## Location

The land is situated in a small Hamlet called Luke's Shop, just outside Newquay on Cornwall's north coast. This convenient setting offers easy access to the A392 and A30 for routes across the county. Newquay town centre, beaches, and local amenities are all within a short drive.



## 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

From the A30, take the exit at Mitchell and follow signs for the A3076. At the roundabout, take the first exit onto the A3076 and continue straight through Gummow's Shop. After approximately 3 miles, the land will be found on the left-hand side, marked with Lodge & Thomas boards.

**Lot 1 - what3words**///golf.writing.charts

**Lot 2 - what3words**///blur.camcorder.says