

8.32 Acres of Land at Gwinear Road, Connor Downs, Hayle, Cornwall TR27 5JF



A level arable field extending in area to approximately 8.32 acres, with direct access from a public highway. In a prominent edge of village location, near Camborne, Hayle and the A30, ideal for arable, livestock or equestrian use.

Guide Price: £100,000 Freehold

01872 272722

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

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

A level and expansive arable field extending in area to approximately **8.32 acres** or **3.37 hectares**.

Having recently grown a cereal crop, the land is productive and has been well farmed, located in this renowned 'early' and double cropping district.

Classified as Grade III on the Land Classification Map for the area, the land has good direct access from the Council maintained highway, close to the Connor Downs crossroads, where the former A30 leads to Hayle to the west, Camborne to the east and Gwithian to the north.



Services: It is understood that mains water is attached but we have not verified this. Interested parties are advised to make their own enquiries to South West Water.

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.

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: From the A30 at Treswithian Downs, follow the signposted route towards Connor Downs. After passing the Connor Downs sign, just before entering the village, at the crossroads, take the left hand turning into Gwinear Road. The entrance to the land is on the left hand side marked by a Lodge & Thomas For Sale board.

what3words ///burglars.pelted.stripped