

## Land at Godolphin Cross, Helston, TR13 9RH



**Best & Final Offers to be received by:  
Wednesday 24<sup>th</sup> September 2025 at 12 noon**

Available as a whole or in three lots

All three lots are located adjoining or within close proximity to the village and each lot has direct access to an adopted highway.

**Guide Prices - Lot 1: £50,000 | Lot 2: £50,000 | Lot 3: £120,000**

**Freehold**

**01872 272722**

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers



## Location

Godolphin lies approximately 4 miles north-west of Helston and enjoys a quiet rural environment predominantly surrounded by open farmland and woodland. The area is well serviced with a network of bridleways and quiet back roads, offering some excellent riding out.

## The Land

### Lot 1 (edged red on the land plan)

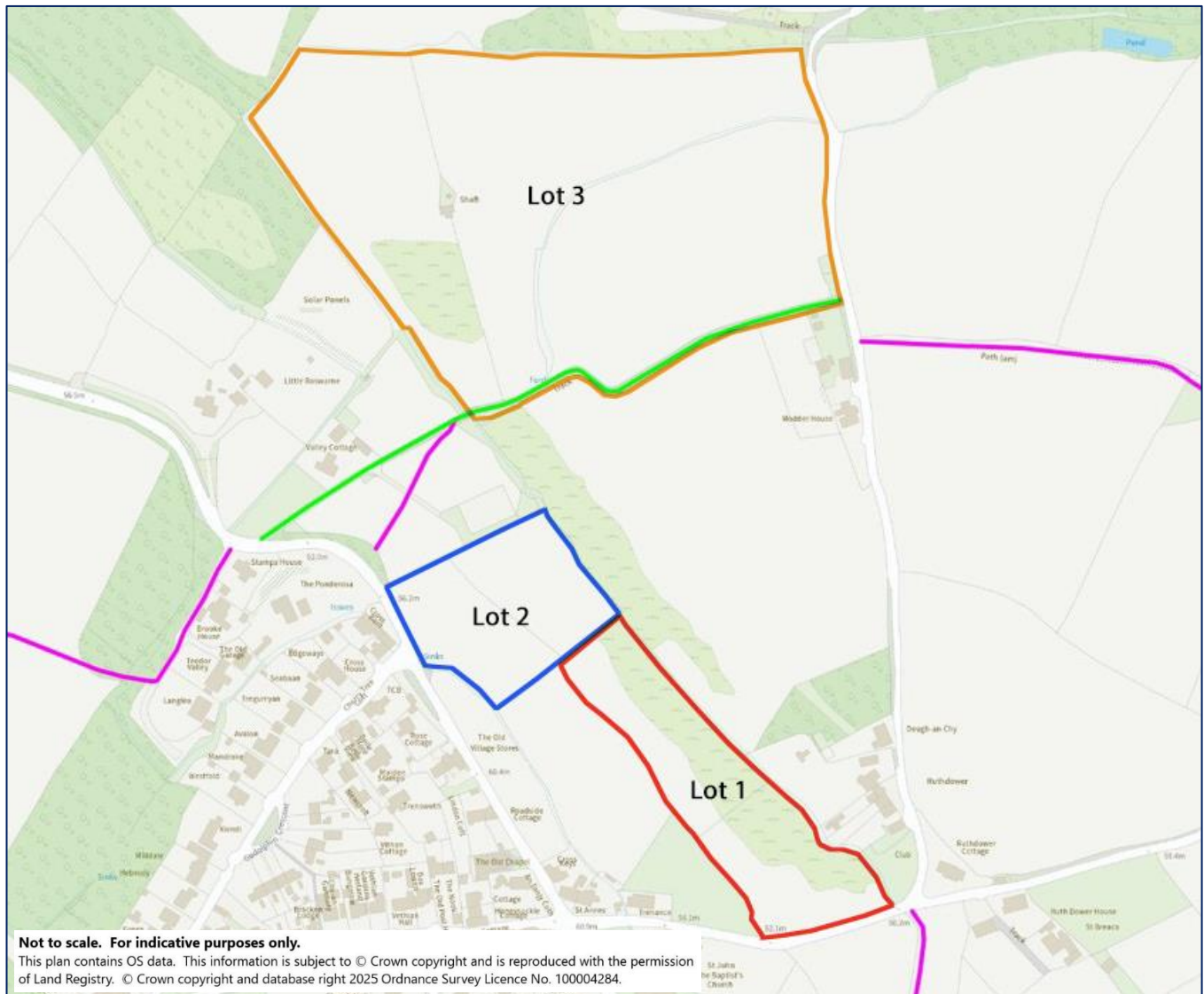
Extending in area to approximately **3.2 acres** and is divided into two enclosures. The land is mainly level and currently laid to pasture with a natural stream adjoining the north-eastern boundary.

### Lot 2 (edged blue on the land plan)

Extending in area to approximately **2.4 acres** and is divided into two enclosures. The land slopes towards the stream that adjoins the north-eastern boundary and is currently laid to pasture.

### Lot 3 (edged orange on the land plan)

Extending in area to approximately **14.17 acres** and is divided into three enclosures. The land is bordered by a natural stream along the south-western boundary. The land is currently laid to pasture and includes a bridleway/access track within the south-eastern boundary, as shown in green on the land plan.



## Services

We assume there are no services 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 of each lot will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. A public bridleway passes through Lot 3 as shown in green on the land plan.

## 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

We hereby disclose, in accordance with the Estate Agents Act 1979, that a member of Lodge & Thomas staff is a connected person.

## Viewing

The land is currently used for livestock grazing. Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code and entirely at their own risk. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

## Directions

**Lot 1** - From the crossroads in Godolphin Cross proceed westbound (so that the cross is on your right as you leave the crossroads) and the gate will be found on the left hand side after approx. 150m.

**what3words**///piper.innocence.stews

**Lot 2** – From the crossroads in Godolphin Cross proceed towards Townshend, Marazion and Penzance and the gate will be found on the right hand side after approx. 200m.

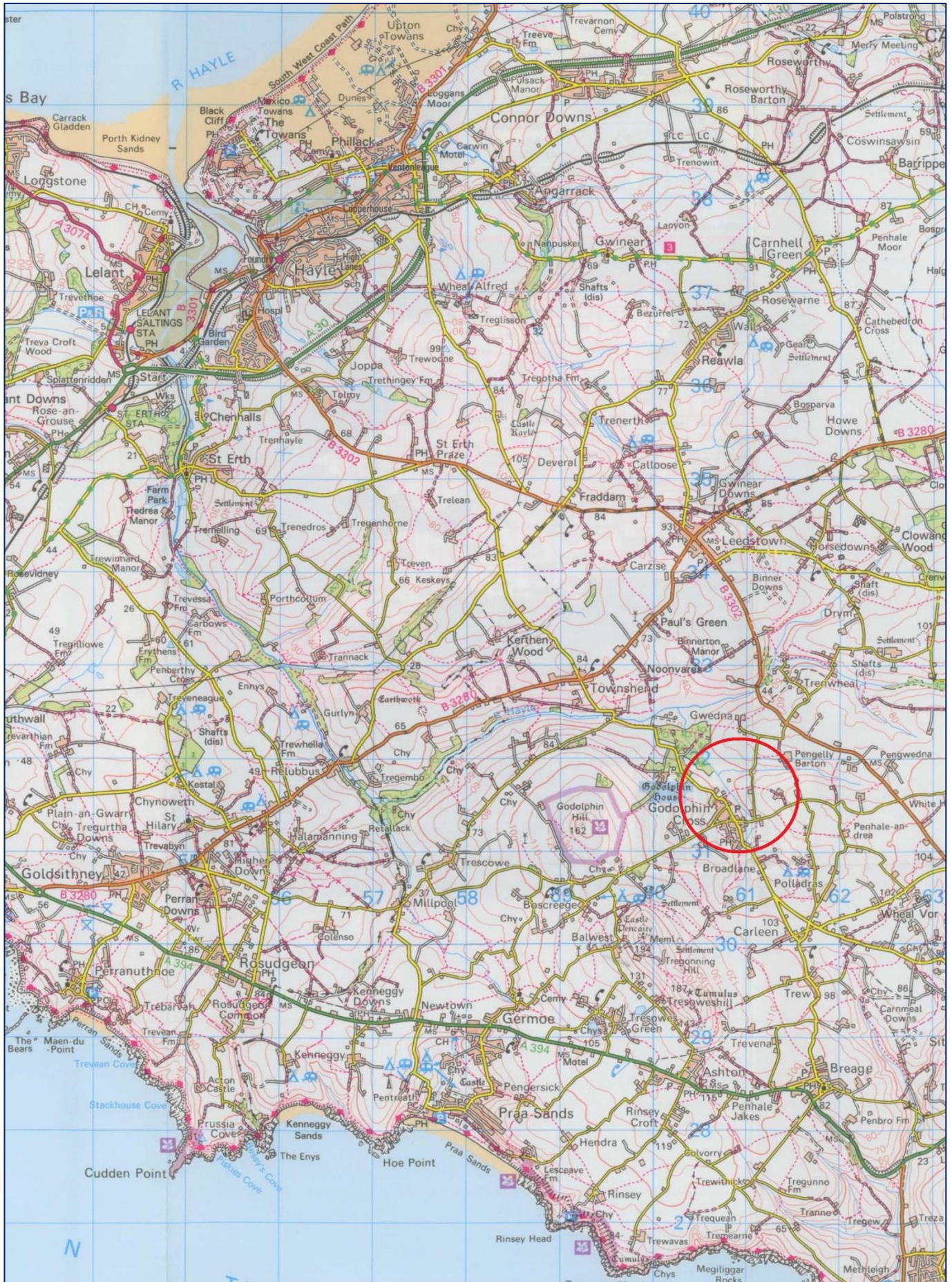
**what3words**///treaty.nearing.grove

**Lot 3** – From the crossroads in Godolphin Cross proceed westbound (so that the cross is on your right as you leave the crossroads) and after approx. 215m turn left. Follow this lane for approx. ¼ of a mile and the land will be found on the left hand side immediately after the bridleway entrance.

**what3words**///youth.exchanges.grounding

Each lot will be identified by a Lodge & Thomas for sale board.





**RICS**



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