

8.1 Acres of Land at Lower Sparnon, Carleen, Breage, Helston, Cornwall TR13 9QU



A block of agricultural land extending to 8.14 acres of thereabouts, located between the villages of Godolphin Cross and Carleen on the eastern side of Tregonning Hill.

Guide Price: £125,000 Freehold

The Land

The productive land, classified as Grade 3, extends to approximately 8.14 acres or thereabouts of level to gently sloping pasture, divided into three manageable enclosures, bounded in the main by traditional Cornish hedge banks with a recently erected stockproof fence along the northern boundary.

The land is accessed off a no-through road via double galvanised gates on the eastern edge of Tregonning Hill, an area renowned for extensive riding out. The land would be suitable for agricultural, horticultural or grazing purposes.



Agent's Note

The purchaser will be responsible to stop-up the three gateways onto the vendor's retained land in a traditional manner, within three months of completion.

Services

None are connected to the land. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

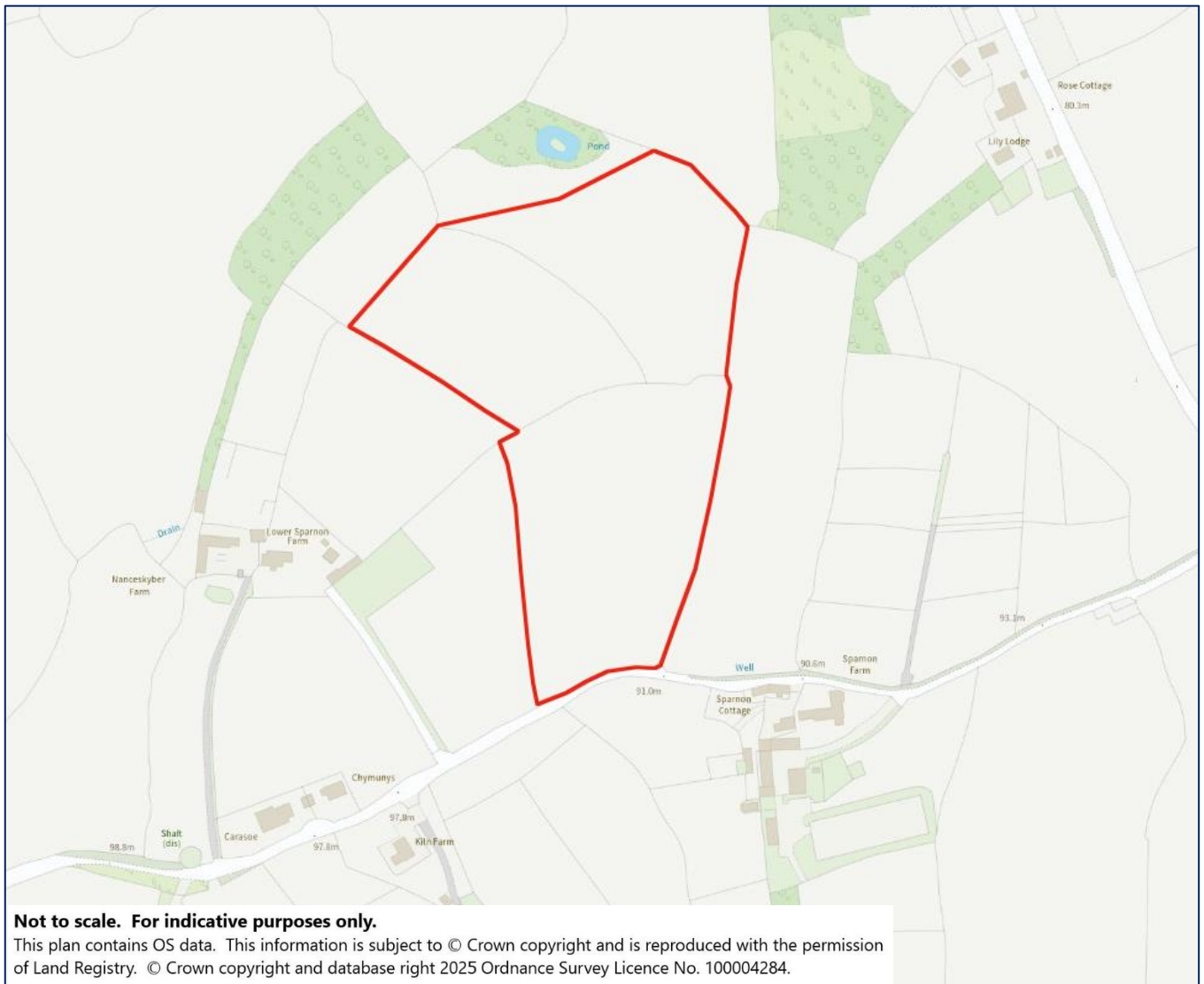
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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.

Location

The land is located between the villages of Carleen and Godolphin Cross on the eastern side of Tregonning Hill, which is the highest summit in the area, and provides a plethora of walks and riding out. The old market town of Helston (6 miles) is the nearest town and provides an extensive range of services and facilities and both the north and south Cornish coasts are within easy reach.



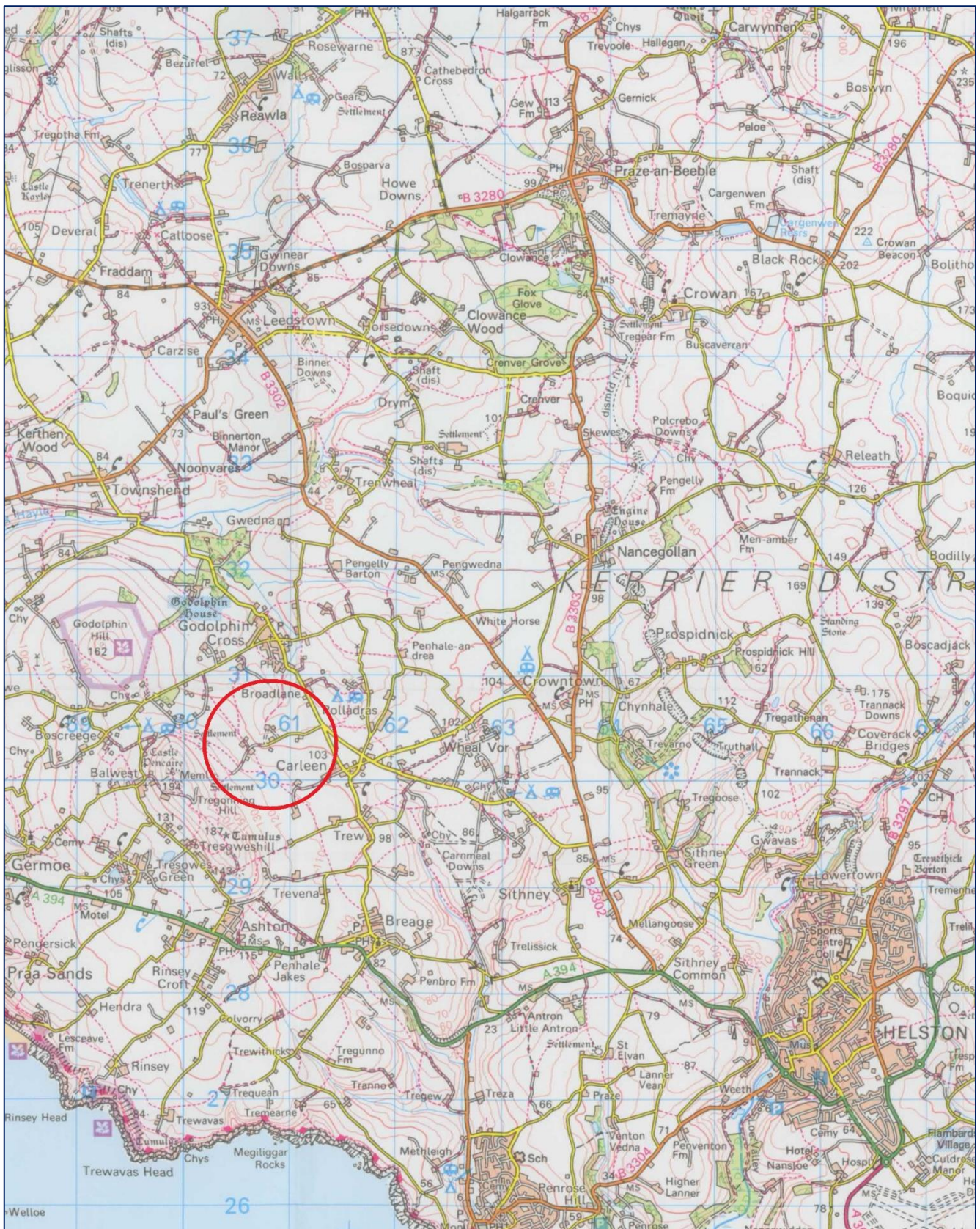
Viewing

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 Helston, take the A394 towards Penzance and turn right onto the B3302 at Chris Nicholls Motors towards Hayle. Continue for approximately ½ a mile turning left signposted Carleen and Godolphin and drive approximately 1 mile to Carleen. Keep proceeding without deviation past Carleen towards Godolphin Cross and about 300 yards after the no restriction speed limit sign at the next junction, turn left into the no-through road and continue along this road and the entrance to the field will be found on your right hand side after approximately 200m.

[what3words///plunger.underway.underdivided](https://www.what3words.com/plunger.underway.underdivided)



RICS



onTheMarket.com



rightmove.co.uk

The UK's number one property website

Zoopla

Smarter property search



PrimeLocation.com