

LODGE & THOMAS

ESTABLISHED 1892

4.7 Acres of Land & Stables, Little Carharrack, Redruth, TR16 5RS



An equestrian holding with excellent riding out, comprising 4.7 acres of grounds with stabling, tack room and feed store, within easy reach of the village of Carharrack, St Day, Redruth, and Falmouth.

Guide Price: £100,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Property

The holding, geared for equestrian pursuits, comprises six enclosures, with additional starvation paddock, located in Little Carharrack and is accessed directly off a minor country lane and extends to 4.7 acres or thereabouts.

The land comprises level pastures bounded by traditional Cornish hedge banks, with a natural water supply, and is located in an area with excellent out riding and easy access to the Poldice Equestrian Centre.

Timber built stable block, under a mono-pitch roof, comprises two stables (7.15m x 3.48m and 5.75m x 4.5m); an open fronted feed store (3, x 2.5m) and a tack/feed room (2.47m x 2.19m). The stable block is accessed from a hardstanding track from the County highway.

Within the land there is also a former concrete stable block under a mono-pitch roof (7.8m (ex) x 2.8m)

The land lies within the Cornwall and West Devon Mining Landscape, which is the largest industrial World Heritage Site in the UK.





Special Condition: The land is to be sold subject to an Uplift or Overage Clause whereby, if for a period of 10 years, planning permission is obtained on the land for residential development, the vendors or their successors are to receive 25% of the uplift in value resulting from the planning permission. The vendors' solicitors to provide the necessary Clause within the Sale Contract. For the avoidance of doubt, planning for any agricultural or equestrian buildings will not trigger the overage.

Agent's Note

The purchaser to erect a new fence between the points between A and B marked on the attached plan, to define the boundary line. Please note the neighboring property (Ridgeway Barn) is not the vendor of the land.

Services

No services are connected to the property. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

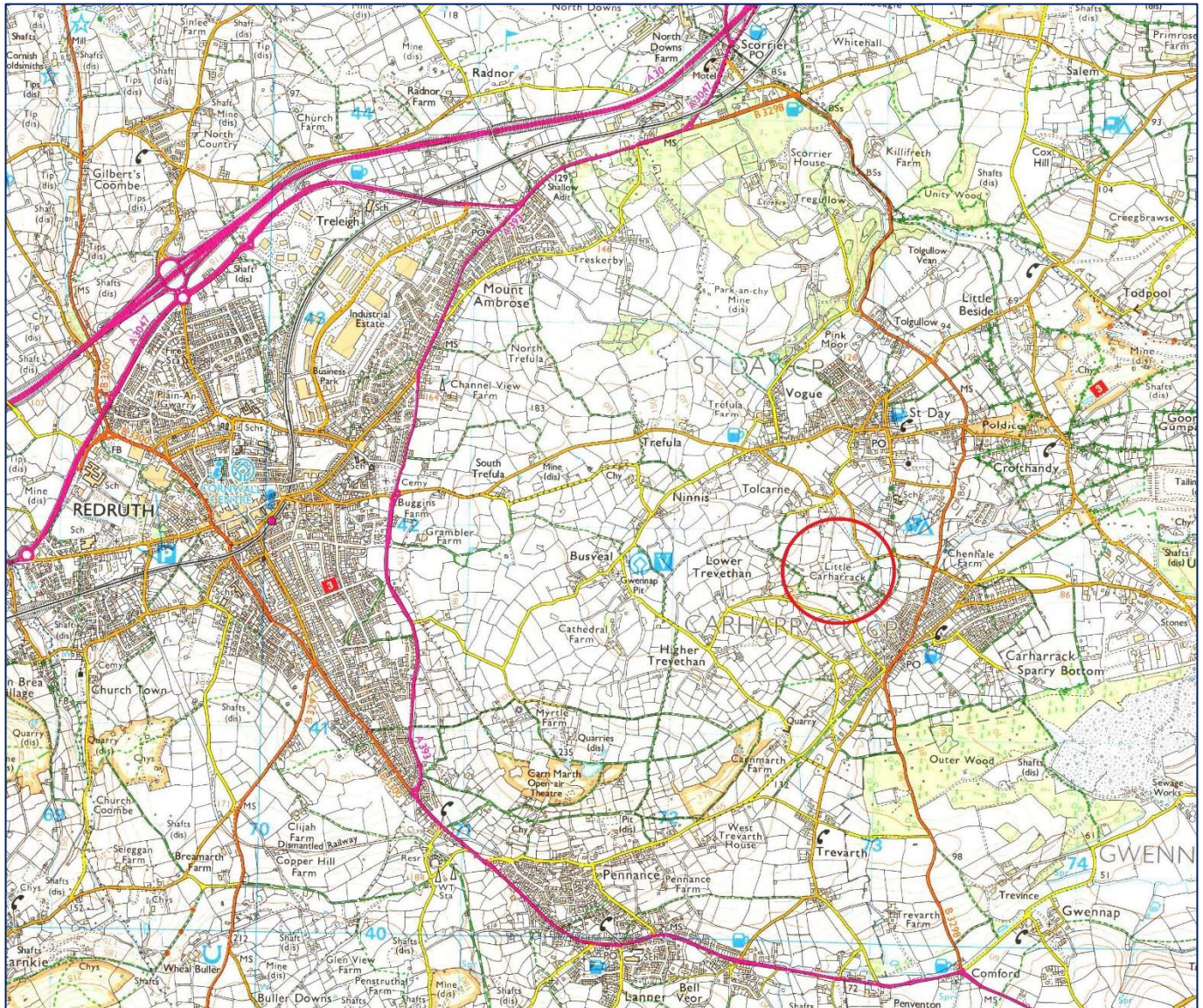
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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 village of Carharrack and the village of St Day in a rural position, with direct access onto the minor country lane. Both villages offer retail services and the highly established Poldice Equestrian Centre is located in Carharrack. The towns of Redruth and Falmouth are within easy reach and the A30 dual carriageway is accessible at Scorrier and lies within 4 miles.



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 Carharrack follow the road through the village towards Scorrier and at the bottom of the hill turn left at the crossroads and follow this lane for approximately $\frac{1}{4}$ of a mile and the recess gateway will be found on your left hand side as marked by a Lodge & Thomas for sale sign.

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