

## 36.44 Acres of Land at Crowan, Praze, Cornwall TR14 9NQ



*Situated a short distance from the village of Crowan, a block of 36.44 acres or thereabouts of agricultural land, divided by a minor country lane in an elevated position with views of the surrounding countryside, available as a whole or in two lots.*

**Guide Price: £ 325,000 (as a whole) Freehold**

## The Land

In all extends to 36.44 acres (14.74 hectares) classified grade III/IV agricultural land on the land Classification maps, divided into a number of enclosures and laid to pasture. Suitable for agricultural, horticultural or equestrian purposes.

### Lot 1: Guide Price - £175,000

Extending to 17.53 acres ( 7.0 ha ) or thereabouts and divided into seven enclosures bound by Cornish hedge banks, the land has a level topography and benefits from several gated entrances from the county highway. In an elevated position, some 145m above sea-level, far-reaching views are enjoyed over the surrounding countryside and as far as St Ives Bay.

The Land has the benefit of access to a private water supply.



### Lot 2: Guide Price - £150,000

Extending to 18.91 acres ( 7.65 ha ) or thereabouts, of level and gently sloping pastures bordered by a natural watercourse and divided into several enclosures with some amenity/ wildlife areas. The land enjoys several gated entrances off the highway, and is bounded by traditional Cornish Hedge banks.

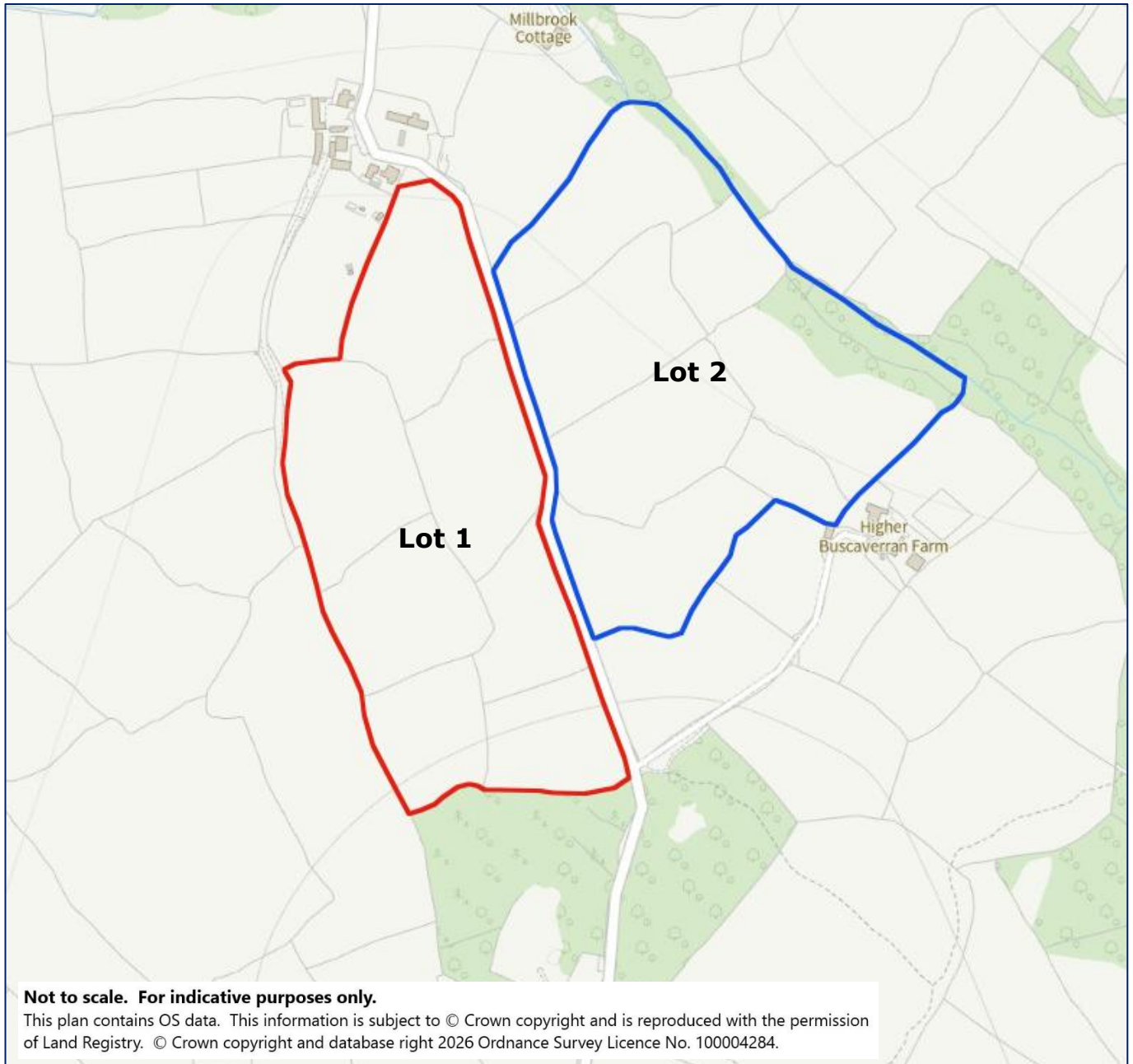


### Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. The Four Burrow Hunt has a license to hunt the land during the season.

### Agents Note

Lot 1 has the benefit of a private water from a spring supply. A new pump has been installed and tested. The private water supply has historically provided water to a neighbour's field, if this was to continue, the buyers will be responsible to agreeing terms with the land occupier if a water supply was to be utilized. The pump house is shared with two neighbouring properties; the buyer will be responsible for contributing towards maintenance of the building. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

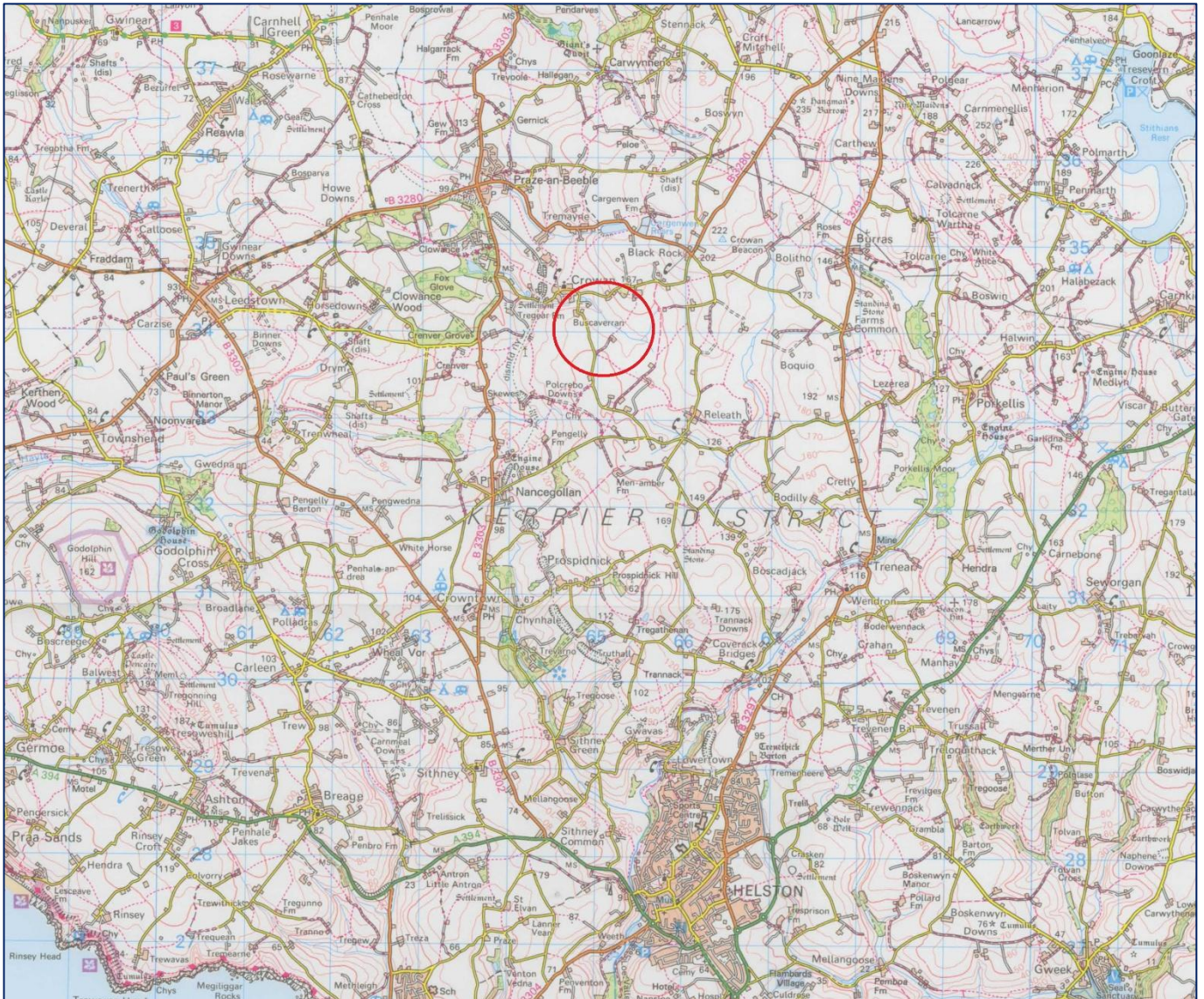


### Particulars & Plan

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 situated approximately ¼ mile south east of the village of Crowan and lies either side of a minor country lane, with a number of access points to the fields. The town of Camborne lies approximately 4 ½ miles north of the Land, with the village of Praze-an-Beeble approximately 1 mile south and the old market town of Helston approximately 6 miles to the south.



## 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 village of Crowan, exit the village with the church on your left and follow the lane leaving the village. Take the next right hand turn and follow the lane for approximately 300m and Lot 1 will be found on your right and Lot 2 found on the left as marked by the Lodge and Thomas 'For Sale' boards.

**what3words** Lot 1 - ///pushing.workshops.sway Lot 2 - ///unlimited.panther.rates