

LODGE & THOMAS

ESTABLISHED 1892

3.31 Acres of Land, Wheal Buller, Redruth, TR16 6ST



A gently sloping single field enclosure with wonderful far reaching views. Suitable for a range of potential uses in a central and accessible location. 3.31 acres in all.

Guide Price: £75,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

The land comprises a single, gently sloping field enclosure extending to 3.31 acres or thereabouts situated on the rural fringes of Redruth. The land has historically been used for horse grazing but is equally suited to conservation or amenity use.

The land is in grass with stone and live-growth hedging forming the boundaries and there are two vehicular gates onto the adjacent highway. In the centre of the land is an uncapped but walled and partially fenced mine shaft. From the land are tremendous, far reaching views and the area is renowned for its excellent out-riding.



Services

Mains water is believed to be connected. 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.

Wayleaves, Easements & Rights of Way

The sale will be subject to and with the benefit of all wayleaves and easements as may exist. No public rights of way cross the land being offered for sale.

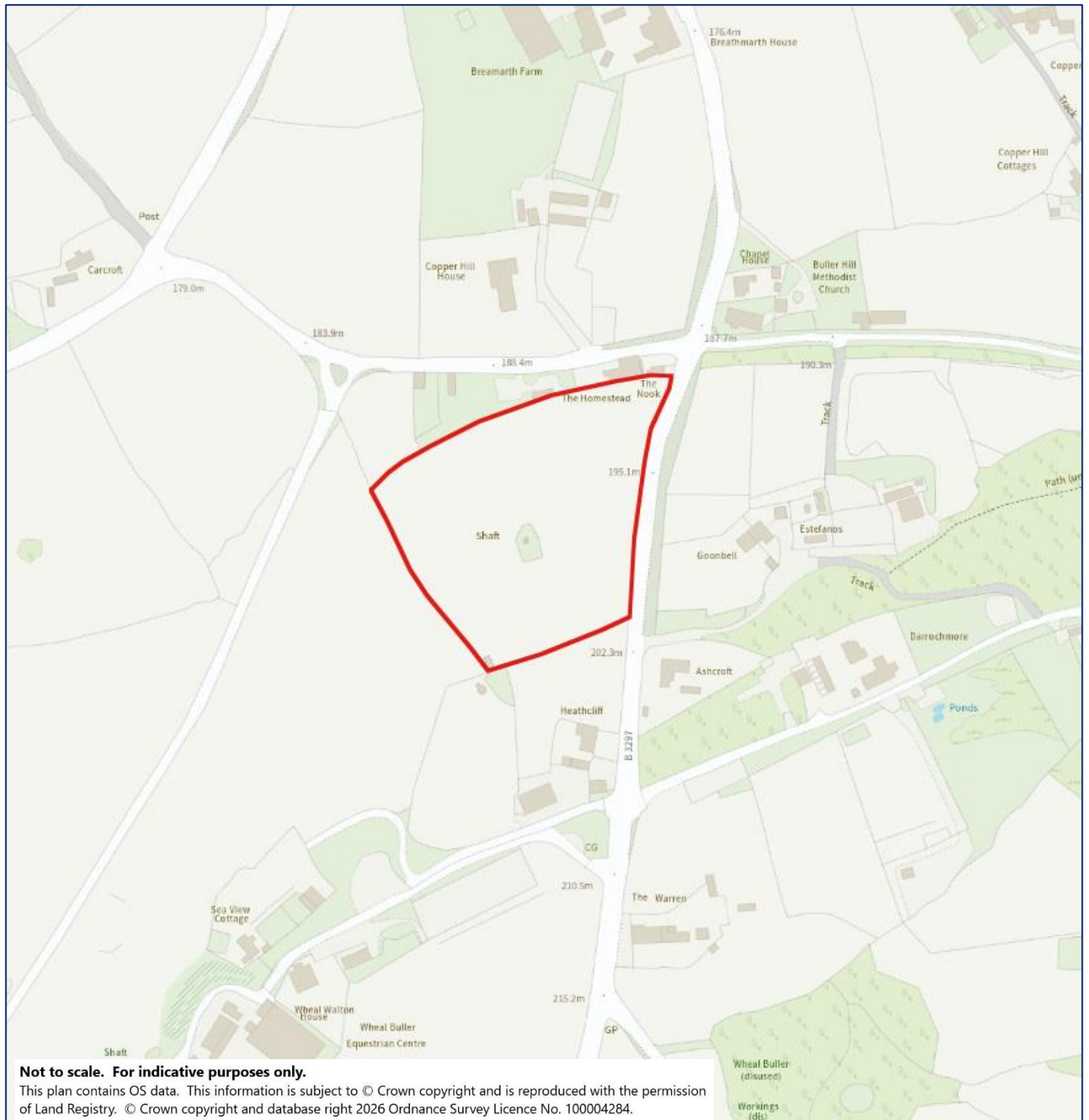
Particulars & Plan

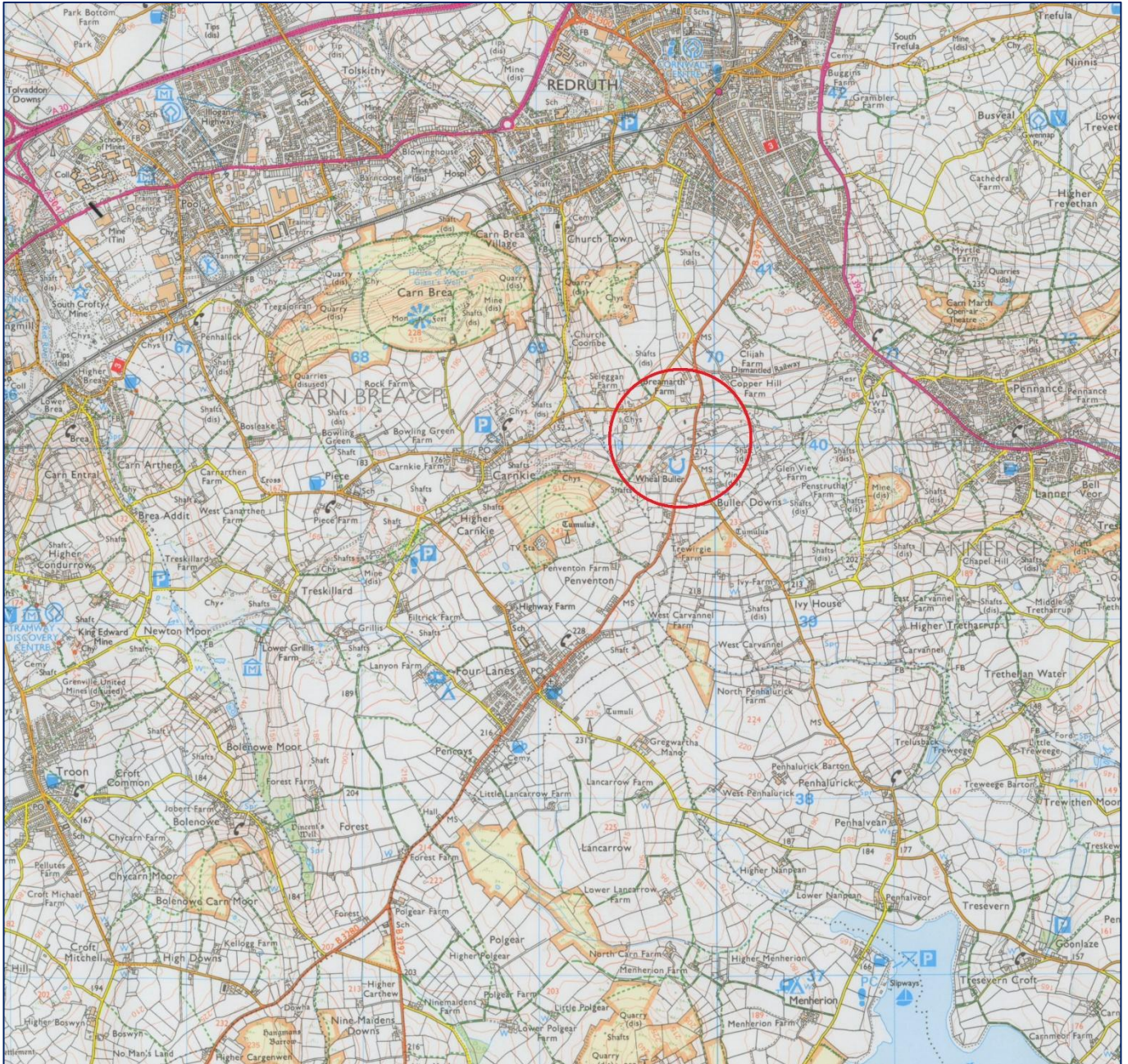
Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Location

This is an area with a rich and fascinating tin mining heritage, remnants of which can still be seen in the old engine houses dotted around the landscape. The land is situated just a stone's throw from a whole network of mining trails, offering excellent off road riding and walking opportunities.

The market town of Redruth is within 2 miles and offers a wide range of shopping, schooling, business and health amenities including a mainline railway station to London (Paddington).





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 Redruth town proceed southbound on the B3297 along Bucketts Hill (past the fish and chip shop). Continue along this road for approximately three quarters of a mile where the land will be found on the right hand side shortly after the crossroads, identified by a Lodge & Thomas for sale board.

what3words:///incomes.estate.skidding