

LODGE & THOMAS

ESTABLISHED 1892

3.36 Acres of Land, Releath Common Farm, Black Rock, Camborne, TR14 9NR



Three gently sloping field enclosures extending to approximately 3.36 acres with road access. Used in recent years for hay cutting but equally suited to hobby farming, livestock grazing or equestrian use.

Guide Price: £55,000 Freehold

01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Location

The land is situated on the outer fringes of Black Rock, a small hamlet equidistant from the towns of Camborne and Helston. The nearest every day amenities are available in nearby Troon, Four Lanes and Praze an Beeble whilst Camborne and Helston offer a wide range of facilities as well as a mainline railway link to London (Paddington) from Camborne.

The Land

The land comprises three gently sloping field enclosures bounded by Cornish stone and live growth hedging, all enjoying a wonderful open aspect across largely unspoilt countryside. It has been used in recent years for hay cutting but is equally suited to hobby farming or livestock grazing. The land extends to 3.36 acres or thereabouts in all.

From the highway to the west is a verge over which the vendors have benefitted from a vehicular right of way for many years allowing access into the fields independent of the farmstead and there are interconnecting gates between the enclosures.

There are two gateways to the eastern boundaries of the land being sold which enter land being retained by the vendors and the purchaser will be obliged to fill these gateways within six months of completion.



Services

We are not aware that there are any 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 will be subject to and with the benefit of all wayleaves, easements and rights of way 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.



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

Leaving Four Lanes in a southerly direction towards Burras, turn right at the bottom of the hill signposted Beacon and Troon. Follow this road (B3280) for approximately two miles and as the road bears sharply to the right, turn left signposted Farms Common and Releath. Continue along this road for a little over half a mile and the gateway to the land will be found on the left hand side identified by a Lodge & Thomas for sale board.

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