

LODGE & THOMAS

ESTABLISHED 1892

6.07 Acres of Land & Barn, Clowance Wood, Camborne TR14 0NW



A block of agricultural land extending to approximately 6.07 acres or 2.46 hectares, mainly level and well enclosed with boundaries of traditional Cornish stone hedges, together with a very useful barn.

Guide Price: £120,000 Freehold

01872 272722

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

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

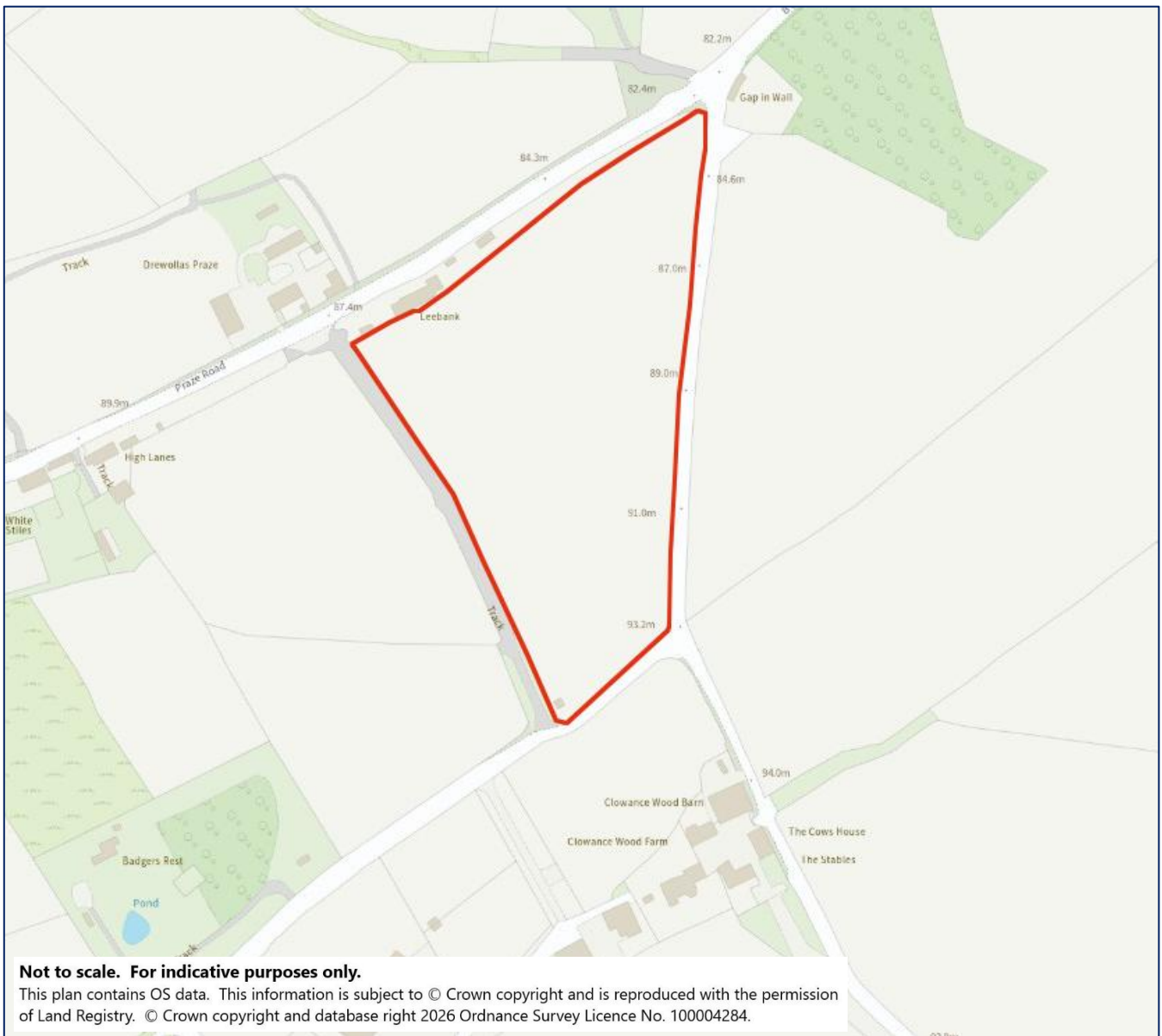
The Land

Currently used for grazing, this attractive parcel of land is considered suitable for growing a wide variety of crops, as it is an area renowned for 'early' and double cropping. It would be equally suited to equestrian use, horticultural and perhaps even rewilding. The land has a benefit of an open fronted **Pole Barn** (approx. 8.3m x 7.5m) with timber cladding to the sides and rear and a steel box profile sheeted roof.

The land is accessed directly off a Council minor road onto a substantial stone hardstanding with a driveway leading up to the barn.

The asking price includes a **Container** (approx. 9m x 2.6m) which has been set up as a welfare unit. There is the added benefit of a mains water supply to the field.





Special Condition: The land is to be sold subject to an Uplift or Overage Clause whereby, if for a period of 25 years (from 2024), 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 building will not trigger the overage.

Services

Metered mains water is connected to the field. 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

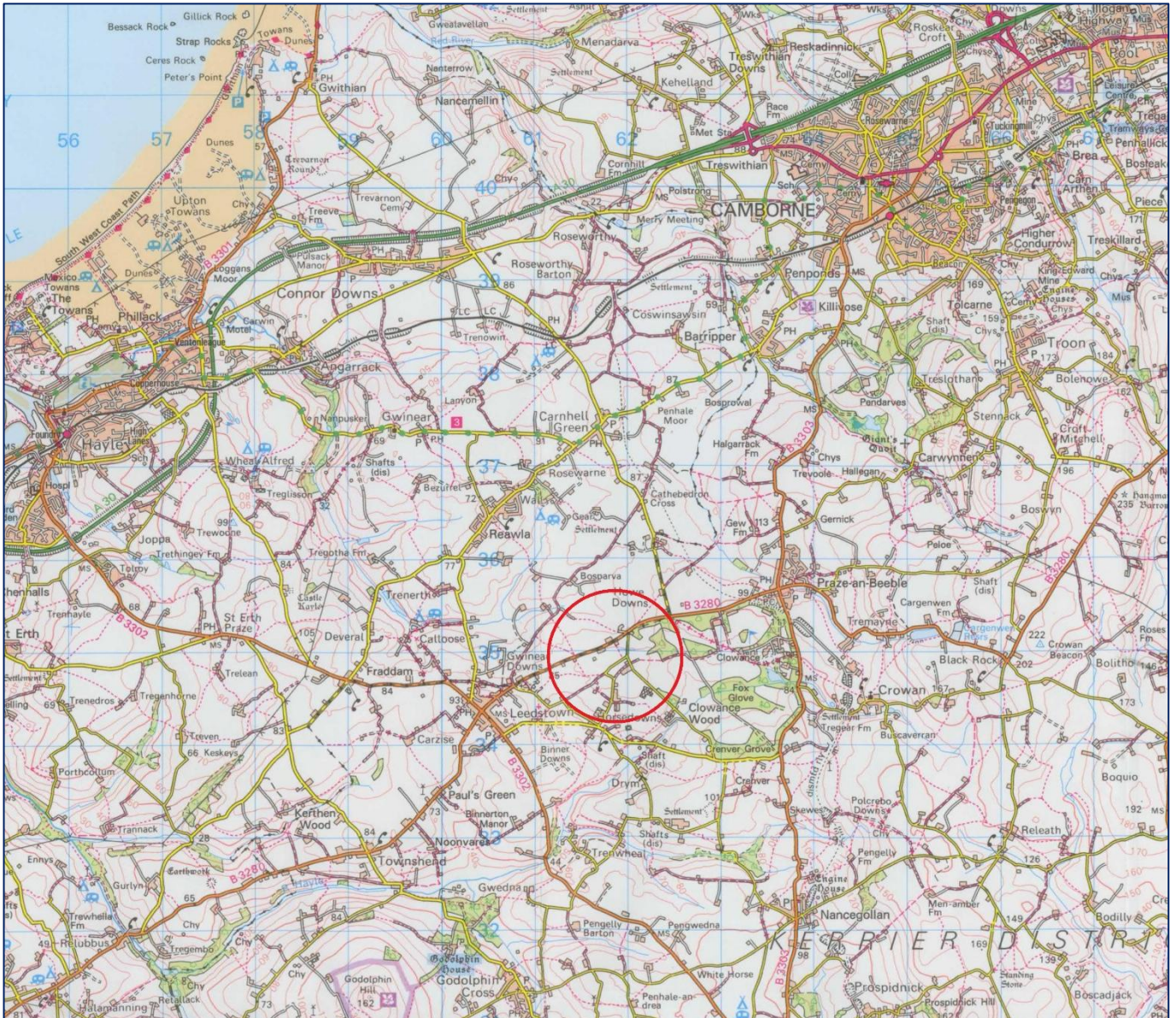
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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 conveniently located midway between the villages of Praze-an-Beeble to the east and Leedstown to the west, and is very central to Camborne, Hayle and Helston.



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 the centre of Praze-an-Beeble, take the B3280 road towards Leedstown and after approximately 1 mile turn left signposted Drym into Horsedowns Road. The land for sale is on the right hand side. Take the next turning right and the access into the field is on the right hand side.

[what3words///secret.october.hydratation](https://secret.october.hydratation)