

Over 87 Acres of Land at Drym, Praze-an-Beeble, Camborne



For Sale by Public Online Auction to close an Estate
Closing Date: 12 Noon Friday 25th September 2026

A rare opportunity to purchase mainly productive agricultural land, together with some amenity land, located in a renowned "early" and double cropping farming district in mid-west Cornwall, approximately equidistant from the north coastal harbour town of Hayle to the north-west and the town of Camborne to the north-east.

For Sale in Three Separate Lots with Guide Prices:

Lot 1 - 13.164 acres: £90,000 ; Lot 2 - 13.187 acres: £80,000;

Lot 3 - 60.817 acres: £350,000 - Freehold

The Land

Extending to just over 87 acres in total area, these three mainly productive blocks of agricultural land, but also including some amenity land, all have direct access from minor Council maintained roadways or over short stone surfaced tracks leading from the roads, which pass through Drym and are connected to the B3280, B3302 and B3303 main roads between the villages of Leedstown and Praze-an-Beeble and Crowntown to the south.

Lot 1 – 13.164 acres

Lot 1 extends in area to 13.164 acres or 5.327 hectares or thereabouts of which the net productive area is approximately 11.65 acres or 4.717 hectares. Situated to the east and north of Wheal Sarah Farm, the land is accessed over a short stone surfaced track and small section of woodland. The productive area is comprised within a single elongated shape level or only gently sloping enclosure. There is another small copse adjacent to the north-western boundary. The productive land is described as Grade III on the Land Classification Map for the area and is suitable for and has been used in the recent past for growing a variety of crops in rotation including brassicas, daffodil bulbs, potatoes and corn etc.

Lot 2 – 13.187 acres

Lot 2 extends in area to 13.187 acres or 5.337 hectares or thereabouts of which the net productive area is approximately 12.446 acres or 5.037 hectares. Situated a short distance to the south-west of Lot 1, the land is accessed over a short stone surfaced track and small section of woodland. The productive area is comprised within two enclosures which are level or only gently sloping. The productive land is described as Grade III on the Land Classification Map for the area and is suitable for and has been used in the recent past for growing a variety of crops in rotation including brassicas, daffodil bulbs, potatoes and corn etc.

Lot 3 – 60.817 acres

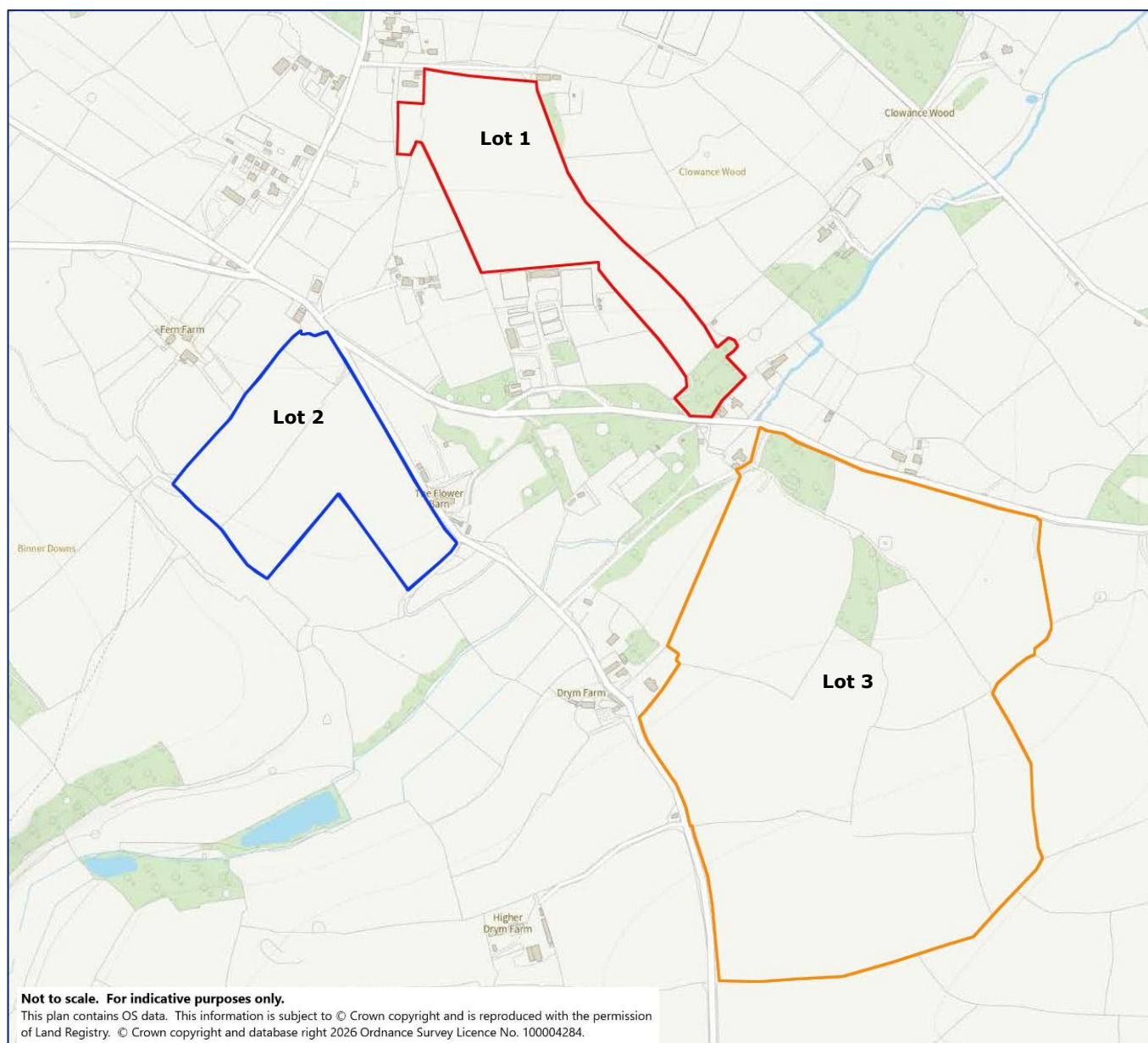
Lot 3 extends in area to 60.817 acres or 24.612 hectares or thereabouts of which the net productive area is approximately 43.199 acres or 17.482 hectares. Situated a short distance to the south-east of Lots 1 & 2, the land has direct road frontage to and access from two minor Council maintained roads as well as over a short section of stone surfaced track. The productive area is comprised within five/six level or gently sloping enclosures. The productive land is described as Grade III on the Land Classification Map for the area and is suitable for and has been used in the recent past for growing a variety of crops in rotation including brassicas, daffodil bulbs, potatoes and corn etc. Included within this block of land, extending to just over 17 ½ acres, is amenity woodland, as well as a large section of former mine workings which could be used as useful hardstanding.

Agent's Note - The agents are unable to confirm or otherwise whether or not noxious weeds, such as Japanese Knotweed, are growing on any parts of the land, which is being sold "as seen" and with vacant possession.

Services - No services are 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.

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: - From the "Square" in the village of Praise-an-Beeble, head south on the B3303 and after about 1 mile take the right hand turning on Crenver Woods Corner and proceed towards Leedstown. **Lot 1** will be found on the right hand side. Proceed for a short distance and turn left into Drym Lane towards Drym and **Lot 2** will be found on the right hand side. Proceed along Drym Lane, down the hill and past the properties on the left hand side and up the hill where **Lot 3** will be found on the left hand side. Alternatively, the area containing former mine workings etc within Lot 3 has long road frontage to the road leading from Crenver Woods Corner to Lot 1 with access over a short stone surfaced track on the left hand side, just before the turning into Lot 1.

Lot 1 - what3words:///fillings.demotion,pinches

Lot 2 - what3words:///king,gazed.dreamers

Lot 3 - what3words:///shunts.rags.blacken or what3words:///wizard.presented.swerving

GENERAL CONDITIONS OF SALE

Our online auction partners are Bamboo Proptech – www.bambooproptech.com

SPECIAL CONDITION OF SALE The buyer will be required to reimburse the seller the cost of the Auction Pack as well as the seller's agent's (Lodge & Thomas) commission on the sale price of the property plus VAT.

METHOD OF SALE The property will be offered for sale by Online Traditional Auction. The seller reserves the right to withdraw or alter the property prior to the auction end date. The bidding page will be found on the Lodge & Thomas website under 'Sales' – 'Online Property Auctions'.

AUCTION LEGAL PACK AND SPECIAL CONDITIONS OF SALE This will be available to download from our auction partners' website free of charge to those who have registered. It is the buyer's responsibility to make all necessary enquiries prior to the auction and we strongly recommend buyers instruct a solicitor to assist. It will be the buyer's responsibility to reimburse the vendor's costs for the provision of the Legal Pack on sale.

COMPLETION DATE Normally up to 28 days or sooner following exchange of contracts.

BUYER'S AND ADMINISTRATIVE FEES It is free to register to bid. The buyer will be required to pay £4,800 on 'the fall of the hammer'. This buyer's fee is inclusive of VAT and is retained by Lodge & Thomas/Bamboo Proptech as a contribution toward the online platform costs. The buyer will be required to pay the 10% contract deposit monies within 24 hours of the auction via their solicitor to the seller's solicitor. In addition, as stated above, the buyer is required to also pay the seller's agent's commission on the sale price of the land plus VAT.

DEFINITION OF AUCTION GUIDE AND RESERVE PRICE The Guide Price is an indication of the seller's expectations. The Reserve Price is a figure below which the auctioneer cannot sell the property at auction. We expect the reserve will be set within the guide range. Guide prices and Reserve prices may change at any time prior to the auction.

ANTI-MONEY LAUNDERING ACT 2007 Under current Money Laundering Regulations 2007 it is a legal requirement for Estate Agents and Solicitors to perform due diligence checks to any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sale site and complete the ID checks. There is no charge for registration.

Vendors Solicitors: Hugh James, Two Central Square, Cardiff, CF10 1FS
FAO: Richard Jones. Tel: 029 2267 5400 Email: richard.jones@hughjames.com