

3.06 Acres of Land at Botetoe Road, Barripper, Camborne, Cornwall TR14 0QD



A single enclosure of land extending to 3.06 acres, lying just outside the town of Camborne with the benefit of stabling, tack room, hardstanding parking and a useful storage shed.

Guide Price: £85,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

This single enclosure lies to the south of the town of Camborne and is accessed off a minor country lane, via a galvanized boarded gate onto a level parking area.

The land, within a ring fence with mature hedges, is level to sloping and laid to pasture. From the top of the land extensive views are enjoyed of the surrounding area. The land benefits from mature hedgerow boundaries, providing shelter and shade. Complementing the land are some useful outbuildings including:

Barn (7.49m x 4.36m) divided into two stables with adjoining **Feed Store** (2.7m x 3.3m). **Further Store** (3.29m x 2.69m) with attached store to side.

The land is ideally suited for the equestrian enthusiast, although it could be of interest to a smallholder or for horticulture uses. Access to a natural water course in the northeast corner of the field.



Services

No mains 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

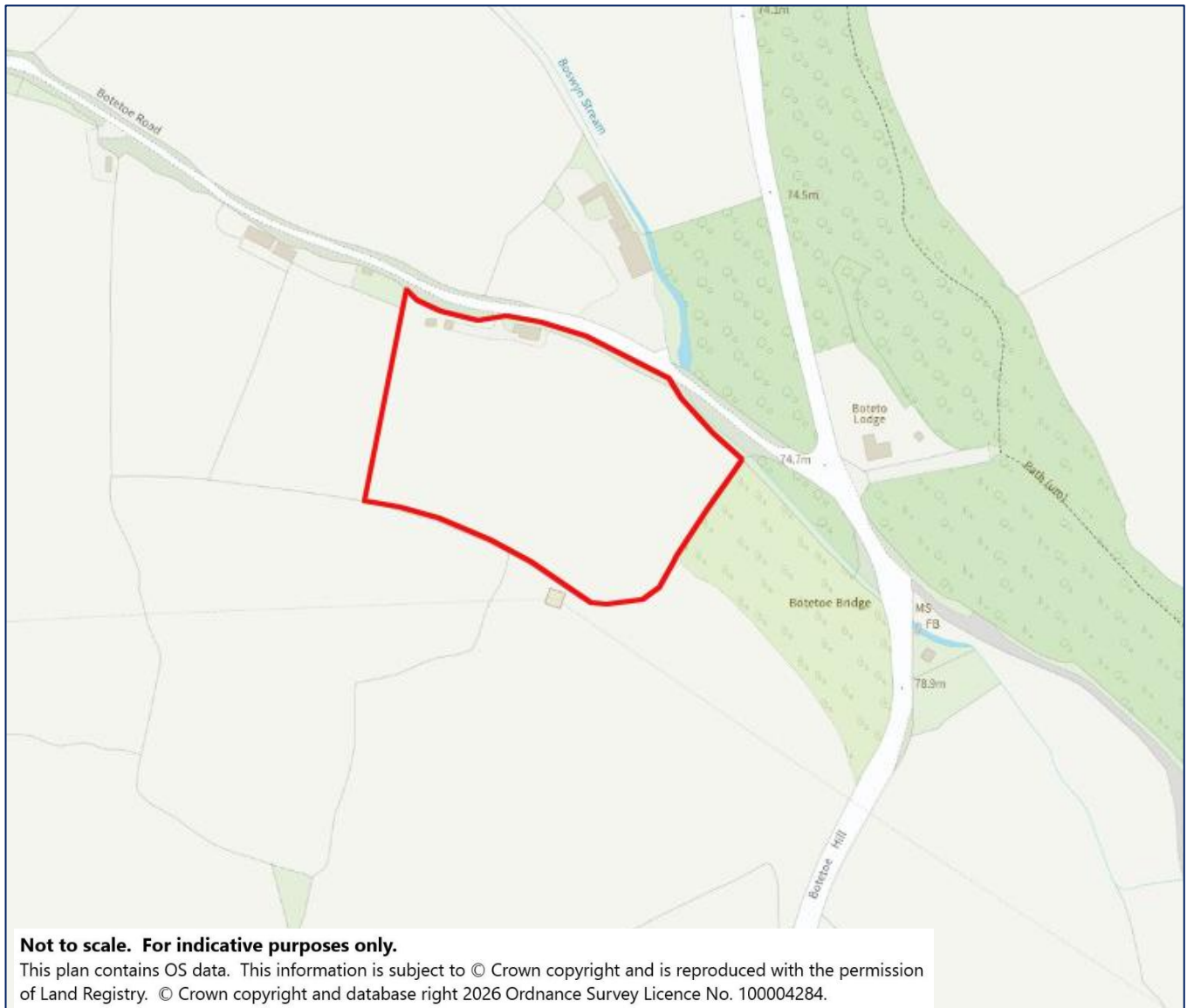
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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.

Location

The land lies approximately 1 mile south of the town of Camborne, with an extensive array of retail and professional services and access to the A30 dual carriageway. Accessed off Botetoe Road, the land lies in an area renowned for extensive riding out through quiet lanes and bridlepaths.



Viewing

Strictly by appointment with the sole selling agent Lodge & Thomas

Tel: 01872 272722 Email: property@lodgeandthomas.co.uk When viewing the land, via an appointment, it is advised to park on the road by the bridge and walk 50 yards to the land.

Directions

From Camborne take the B3303 Pendarves Road towards Praze,an Beeble, passing The Shire Inn. Take the 2nd right turn after The Shire Inn onto Botetoe Road. The land will be found after a short distance on the left.

what3words///kitten.albatross.schooling