LODGE & THOMAS

ESTABLISHED 1892

Lot 1 – 2.65 Acres of Land, Windmill Farm, Penponds, Camborne, TR14 0QJ

A single, level field enclosure extending to 2.65 acres or thereabouts set in a quiet position on the edge of the village. Excellent out-riding on the doorstep.
Further land also available.

For Sale by Informal Tender
Offers to be received by 12 Noon Wednesday 28th October 2026

Guide Price: £45,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

The land comprises a parcel of pasture land, which is almost completely level in topography with mature live-growth boundaries, extending to approximately 2.65 acres. The land is set in a very quiet position on the edge of the village and is accessed from the south via a vehicular gateway over a lane which is actually a public bridleway – there is an extensive network of public rights of way in the immediate vicinity offering excellent off road walking, riding and cycling opportunities on the doorstep.

The land is classified as Grade III on the Land Classification Map and would be suitable for amenity, grazing or horticultural purposes.

Lot 2 – 3.99 Acres of Land - Guide Price £65,000 – Available separately.

Services
None connected. 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.

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Location

The land lies on the western edge of Penponds, a small village to the south west of Camborne. Camborne is a large town steeped in mining history, which boasts an extensive range of retail and professional services along with leisure and educational facilities. The A30 is within striking distance allowing for easy access in, out of and around the county and there is a mainline railway connection from Camborne 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 the centre of Penponds proceed in a south westerly direction along Mill Road and shortly after the sharp right hand bend, turn right at the T-junction into Hood Hill. Follow Hood Hill and the land will be found on the right hand side after approximately 150m, identified by a Lodge & Thomas for sale board.

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