

# LODGE & THOMAS

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## 6.07 Acres of Land at Clowance Wood, Praise-An-Beeble, Camborne, Cornwall TR14 0NW



A single level or gently sloping productive block of land extending in area to **6.07 acres (2.46 hectares)** or thereabouts. Situated midway between the villages of Praise-an-Beeble and Leedstown, with frontage to the B3280 road.

**Guide Price: £100,000 Freehold**

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## Situation

The land is located in West Cornwall with long frontage to the B3280 road which links the villages of Praze-an-Beeble and Leedstown. The north coastal harbour town of Hayle is about 5½ miles away and Camborne is about 4 miles away.

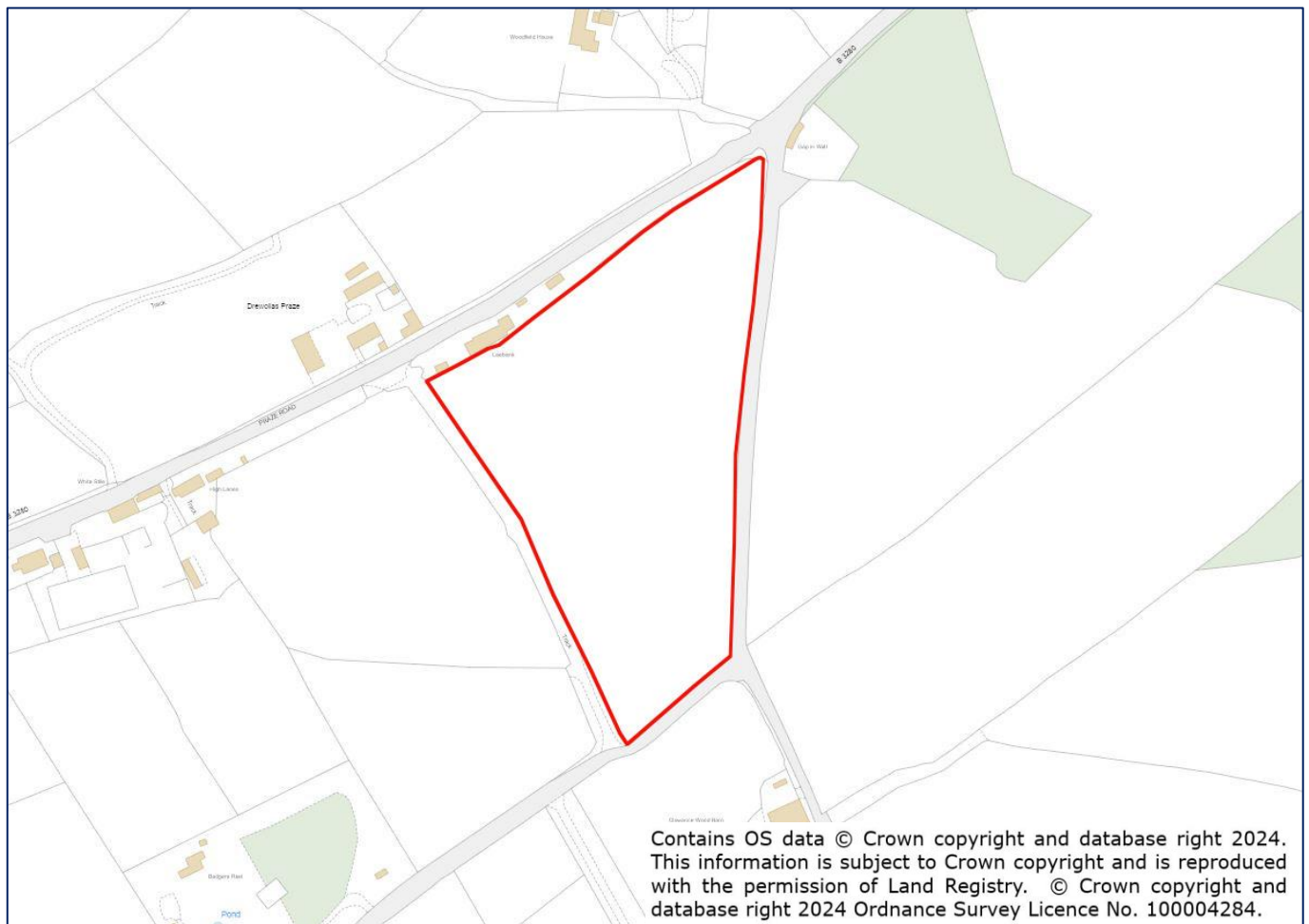
## The Land

This block of land extends in area to **6.07 acres** or **2.46 hectares** or thereabouts and is comprised within a single level or gently sloping field with boundaries formed of Cornish stone and earth hedges. The gated access into the land in the southern boundary is off the minor Horsedowns road onto a stone hardstanding area.

The land is described as Grade III on the Land Classification Map for the area and whilst it is currently down to permanent pasture, is considered suitable for growing a wide variety of crops in this renowned 'early' and double cropping farming district.

Equally suitable for equestrian, horticultural and rewilding uses, the land has the benefit of a recently erected open fronted building with internal dimensions approximately 7.5m x 3.5m and built of wooden poles with timber cladding to the sides and rear and a steel box profile sheeted roof.

There is a concrete water trough in the south-eastern corner of the field close to the entrance.



**Development Clause:** Included in the contract for the sale of the land will be an Overage or Uplift Clause whereby, if planning permission for residential development is obtained on the land within 25 years, 25% of the uplift in value of the land resulting from the planning permission, over and above the market value of the land at that time without any permission, will be paid by the purchaser or their successors to the vendor or their successors. This clause will only apply to residential development and will not preclude the erection of farm buildings or stables etc.

**Services:** The vendor is in the process of connected mains water to the land.

**Wayleaves, Easements & Rights of Way:** The sale of the land will be subject to and with the benefit of all existing 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.

**Viewings:** By appointment with the selling agent Lodge & Thomas.

**Directions:** From the centre of Praze-an-Beeble, take the B3280 road towards Leedstown and after approximately 1 mile, the land will be found on the left hand side with frontage to the B3280 road along its north-western boundary. To access the land turn left onto the minor road which fronts the eastern boundary to the land and then turn right where the gateway into the land will be found on the right hand side.

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