

3.08 Acres of Land at Idless, Truro, Cornwall TR4 9QR



An extremely rare opportunity to purchase a handy size parcel of land in an attractive valley location, only approximately ½ a mile north of the Cathedral city of Truro.

For Sale by Formal Tender

Guide Price: £75,000 Freehold

Vendors' Solicitors: Carlyon & Son with John Rabey & Co, 78 Lemon Street, Truro, Cornwall TR1 2PZ.
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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

The land is located in Idless, a small hamlet on the northern fringes of Truro, where the River Allen flows through the picturesque valley and on to the City, just over 2 miles away. The surrounding woodland is a mecca for walkers and nature lovers, providing hours of safe rambling. By car, the City centre, Cornwall's primary administration and business centre, is barely 5 minutes drive away, where there is a plethora of shopping, commercial, schooling, banking, health and leisure facilities plus a mainline railway station and, at the heart is the beautiful Cathedral.

The Land

Extending to just over **3 acres** in area, this level pasture field enjoys shelter from mature tree lined hedges and woodland against parts of its borders, as well as frontage to the meandering River Allen against its eastern edge. The land is suitable for equestrian use, grazing livestock and for growing crops or for rewilding, tree planting and other conservation and environmental projects.

The freehold of the land includes a stone surfaced area over which a right of way is granted in favour of the adjoining land owned by Truro City Council where they have sited a number of outbuildings and polytunnels etc for the propagation of plants.

Particular attention is drawn to the convenient location of the land and its close proximity to the City of Truro, together with the potential for a wide variety of uses.



Services: No services are connected to the land.

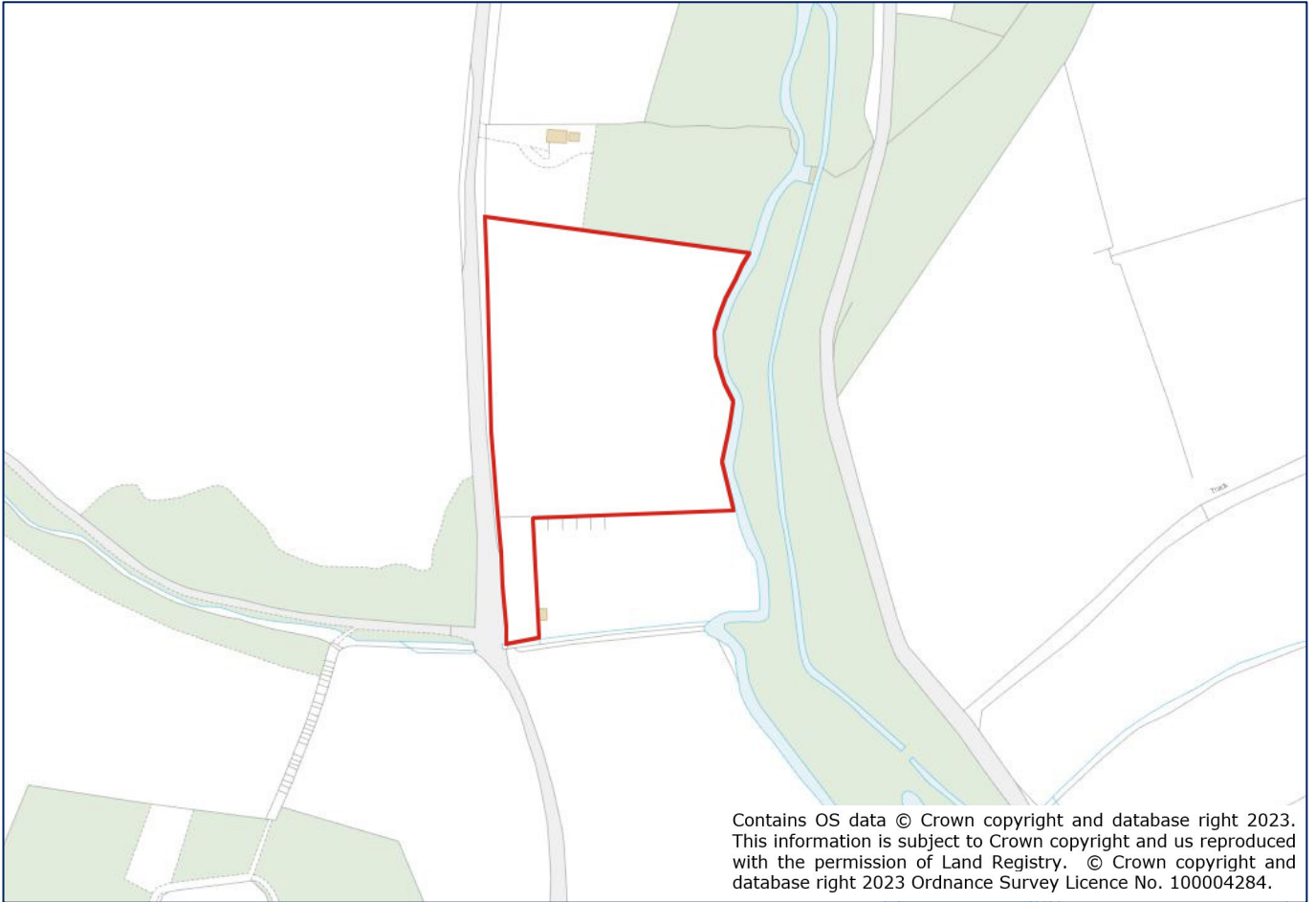
Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

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: At any reasonable time and in accordance with the Countryside Code.
Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: From Truro take the B3284 towards Kenwyn before turning right towards 'Idless'. Travel for ½ a mile and the land will be found on the right hand side indicated by a Lodge & Thomas for sale board.

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