

## 1.57 Acres of Agricultural Land at Blackwater, Truro, Cornwall TR4 8EQ



1.57 acre meadow in a quiet off-road setting on the fringe of the village of Blackwater,  
with a positive Pre-Application for development

**Guide Price: £100,000 Freehold**

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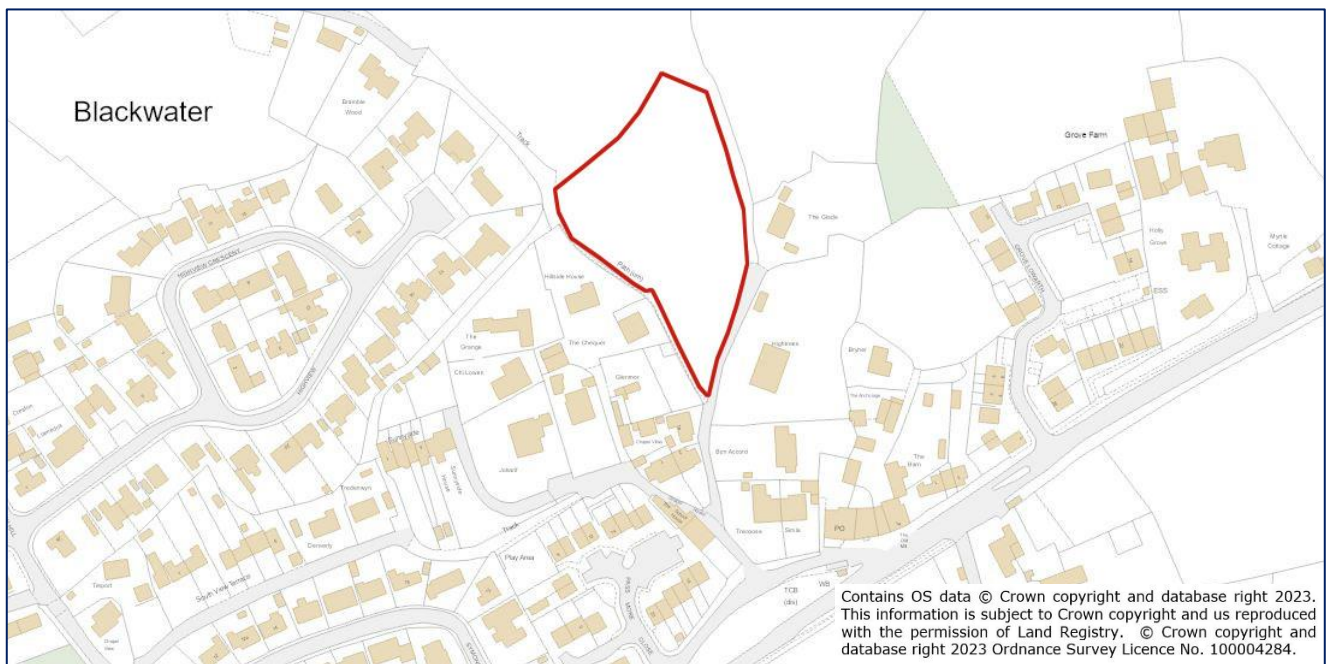
Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## Situation

Blackwater is a vibrant village west of Truro on the coastal side of the A30. It has a well-supported village shop/Post Office, primary school and public house, and excellent access to Redruth, the town centre of which is just under 4 miles distant. A regular bus service passes through the village connecting to St Agnes on the coast and Truro City centre 6 miles away passing the college, hospital and Richard Lander secondary school.

## The Land

A delightful meadow at the end of a pretty lane, ideal for animal husbandry, growing or building (positive Pre-App available). This gently sloping field has a southerly aspect and is fully enclosed by Cornish hedging and accessed off an unmade track which connects with a public footpath, which runs along the outside of the south-west boundary and leads to a byway. A positive Pre-Application PA19/02249/PREAPP seeking advice for 6 dwellings concluded on the 10/10/2019 that 'the principal of development of the site as an affordable led scheme (a rural exception site)..... could be acceptable'. A full copy of the Pre-App is available on request. The field is to be sold to include an uplift clause for 10% over 10 years.



**Special Note:** The land is to be sold subject to an Uplift or Overage Clause whereby, if for a period of 10 years, planning permission is obtained on the land for residential development, the vendors or their successors are to receive 10% of the uplift in value resulting from the planning permission. The vendors' solicitors to provide the necessary Clause within the Sale Contract.

**Services:** No services are connected to the land, however mains electricity runs over the field from pole to pole, and mains water is located in the entrance lane.

**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:** Strictly by appointment with the sole selling agent Lodge & Thomas  
Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

**Directions:** On entering the village from Chiverton to the north, turn right into the large layby in front of the shop/Post Office. Here turn into the lane adjacent to Trecoose, shortly after which bear right opposite The Schoolhouse. Follow this lane to the top where, just before The Glade, the gate into the field will be found on the left hand side.

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