

Land South of Globe Vale Caravan Park, Sinns Common, Redruth TR16 4BH



For Sale by Informal Tender
Closing date Friday 11th August 2023 at 12 noon

3.7 acres of agricultural land | Level and easily accessible | Grown-in field shelter
Excellent location for riding out | Immediate occupation

Guide Price: £90,000 Freehold

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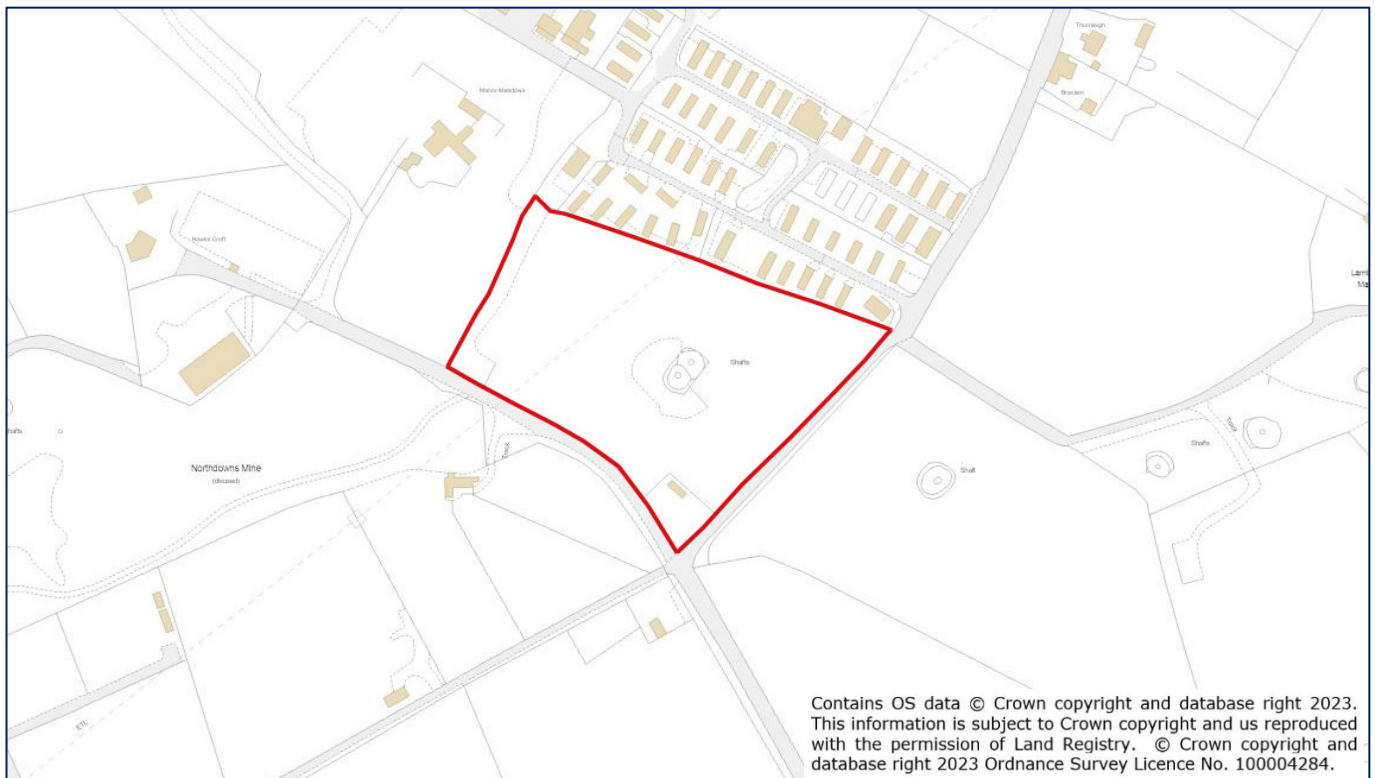
Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

Sinns Common is a popular area close to Radnor between North Country and Wheal Rose, north of Redruth, approximately 1½ miles off the A30 at Avers roundabout and just 3 miles from Redruth town centre. It also has easy access to the north coast at Porthtowan, 3 miles away. The area is renowned for its many footpaths, bridleways and byways, some of which have interesting backgrounds related to the long since ceased tin mining heritage.

The Land

The field is level and bounded mainly by Cornish hedging and/or fencing. It has an open aspect and abuts the Council highway on one side. The access is off a footpath/lane on the south-west boundary. To one corner is an overgrown pen and field shelter, and to another a static caravan that is known to the Planning Department and can only be used for storage of animal feed and tools. There are no services attached to the field but the mains water pipe runs along the outside of the south eastern boundary in the road, off which a pipe runs beneath the field serving two neighbours and there is electricity connected to the neighbouring property. A burrow at the centre of the field covers a shaft.



Services: No services are connected to the land, however mains water and electricity are nearby.

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

Directions: From Avers roundabout take the A3047 east and shortly after the mini roundabout turn left through the A30 underpass. At the T-junction turn right signposted Radnor and follow the road to a cross roads where turn left signposted Wheal Pevor and Globe Vale. Follow the road to a sharp right hand bend where the field for sale will be found in front of you, identified by a Lodge & Thomas for sale board. [what3words///tumblr.directly.universe](https://www.what3words.com/#!/tumblr.directly.universe)