

Approx. 16 Acres of Land at Polstrong, Camborne, Cornwall TR14 0QA



A single enclosure of agricultural land extending to 16 acres or thereabouts of south facing sloping pasture in a rural position within easy reach of Camborne and the A30.

Guide Price: £175,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

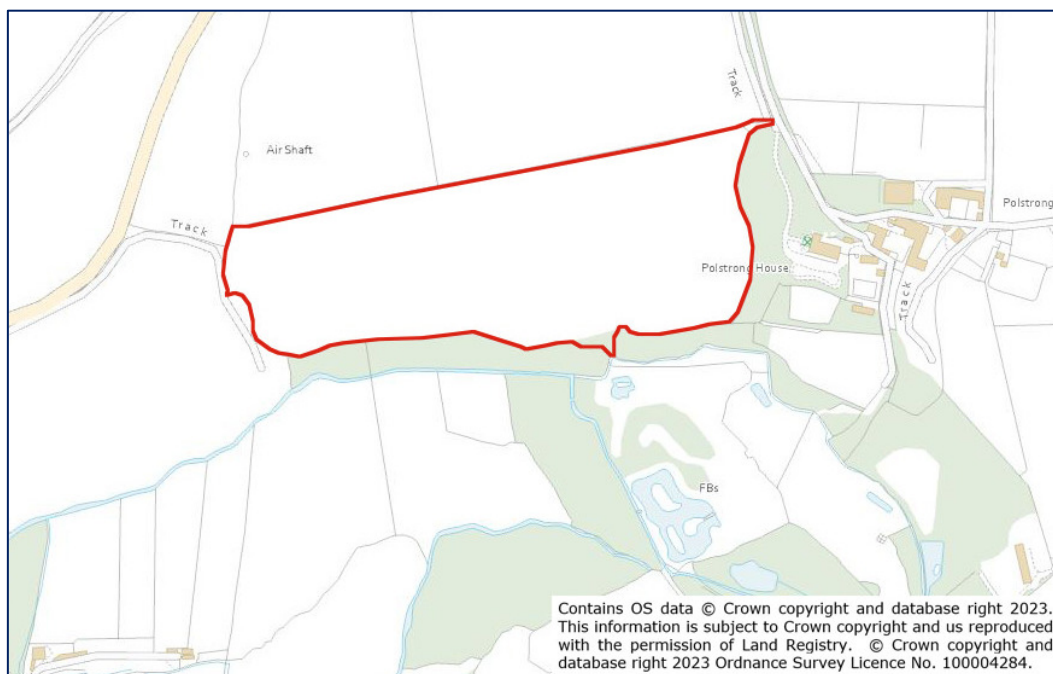
Conveniently located, the land lies some 2 miles west of Camborne, within easy reach of the main A30 trunk road at Camborne West. Camborne has a good range of services and amenities including hospital, schools, supermarkets, takeaways, garages, retail, leisure and entertainment facilities etc. There are railway stations at St. Erth and Camborne on the main Penzance to London Paddington line and Cornwall Airport just north of Newquay is about 22 miles distant with national and European flights.

The North Cornish Coast, with the National Trust Godrevy Head and Gwithian Towans with its wide expanse of sandy beach popular with surfers and families, lies about 3½ miles as the crow flies.

From the land extensive views over the surrounding countryside are enjoyed.

The Land

A single enclosure classified as Grade III on the Land Classification Map and has a sloping topography and is bounded in the main by traditional Cornish hedge banks. The land has a single point of access off the neighbours' private driveway via two sets of gates. The land is currently laid to pasture and has been used for production of forage over the last few years, but could be suitable for growing crops or indeed grazing of livestock or equestrian use.



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 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.

Viewing: By appointment with the selling agent Lodge & Thomas. Tel: 01872 272722

Directions: From Camborne, follow the road to Connor Downs and drive pass Polstrong Feed Stores on the right. Just after the turning to Penponds on the left, turn left through the two granite gateposts and proceed along the driveway. The gate to the field entrance will be found on the right, after about 0.25 mile, just before the main gates to Polstrong House.

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