

## Approx. 2.5 Acres of Land at Penair, Wheal Buller Downs, Redruth TR16 6ST



An enclosed level field extending to approximately 2.5 acres with far-reaching views, benefitting from a wide access gate off the lane, ideal for wildlife or a range of potential uses in a central and accessible location.

**Guide Price: £50,000 Freehold**

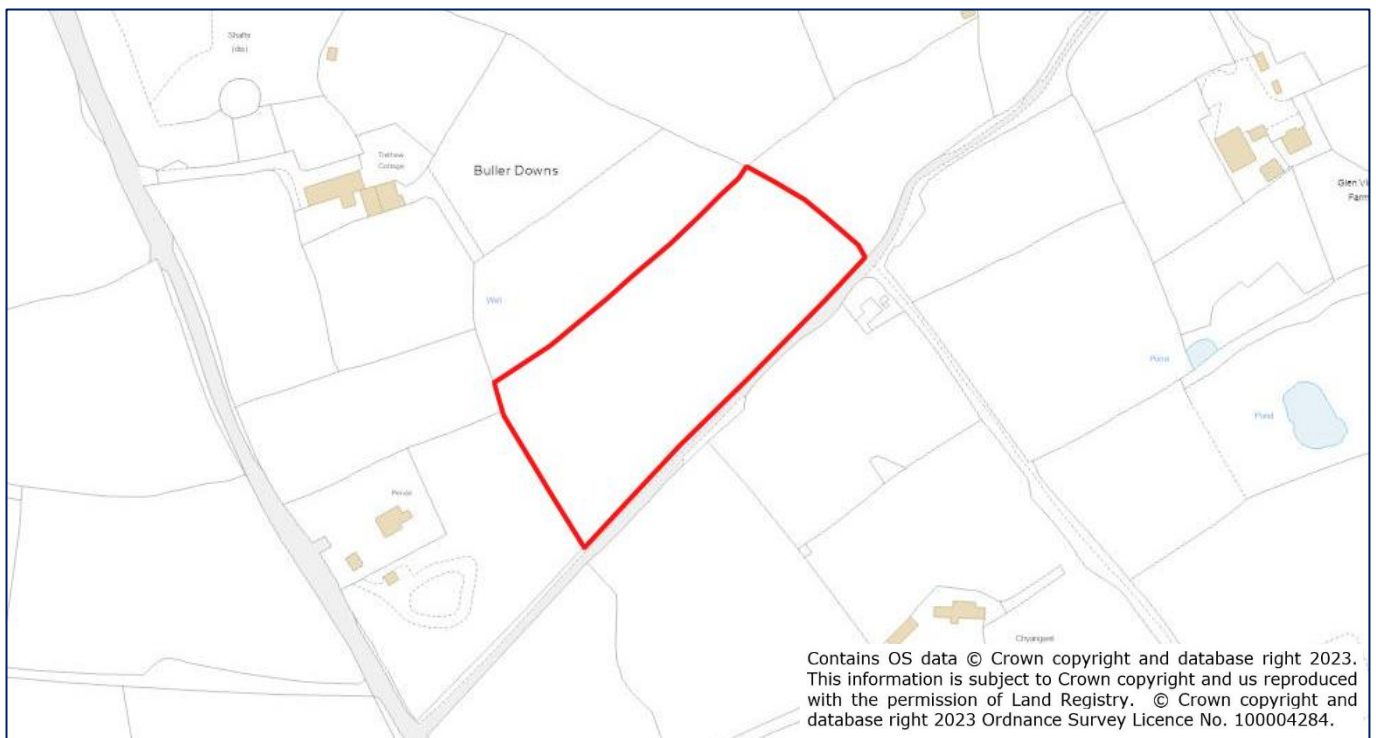
## Situation

A 'hidden away' setting off a quiet private lane is an enviable feature of this field. It is just 1 mile from the village of Four Lanes which straddles the B3297 Redruth to Helston road and has its own shop, primary school and public house. Redruth itself offers a huge range of shopping, health, business and leisure facilities and a stop on the main Paddington to Penzance railway line. This is an area with a rich and fascinating tin mining heritage, remnants of which can still be seen in the old engine houses dotted around the landscape. Helston is approx. 8 miles away and the Avers junction on the A30 some 3 miles away.

## The Land

A level field enclosed by traditional stone hedging with an 14ft wide gated access off a lane. The field has been uncultivated for a number of years and so it has become a haven for both flora and fauna. It could remain this way with potential for camping or could be cleared and re-grassed for grazing of sheep cattle or horses.

The wide-open views help create a breathtaking environment located on the 201P Crane Castle – Pendennis Point lay-line.



**Services:** None 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:** Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

**Directions:** From Redruth head south on the B3297 to Helston turning left just before the village of Four Lanes signposted Penhalvean/Stithians Reservoir. Take the first left for a short way along this road into a private lane and the field for sale will be found a few metres down to the lane on the left hand side with a steel gate.

**what3words**///corn.swooned.choppy