

9.36 Acres of Land at Lezerea, Wendron, Helston, Cornwall TR13 0ED



Two enclosed fields extending to approx. 9.36 acres, gently sloping and enjoying wonderful rural views, road access and a stream along the north-eastern boundary

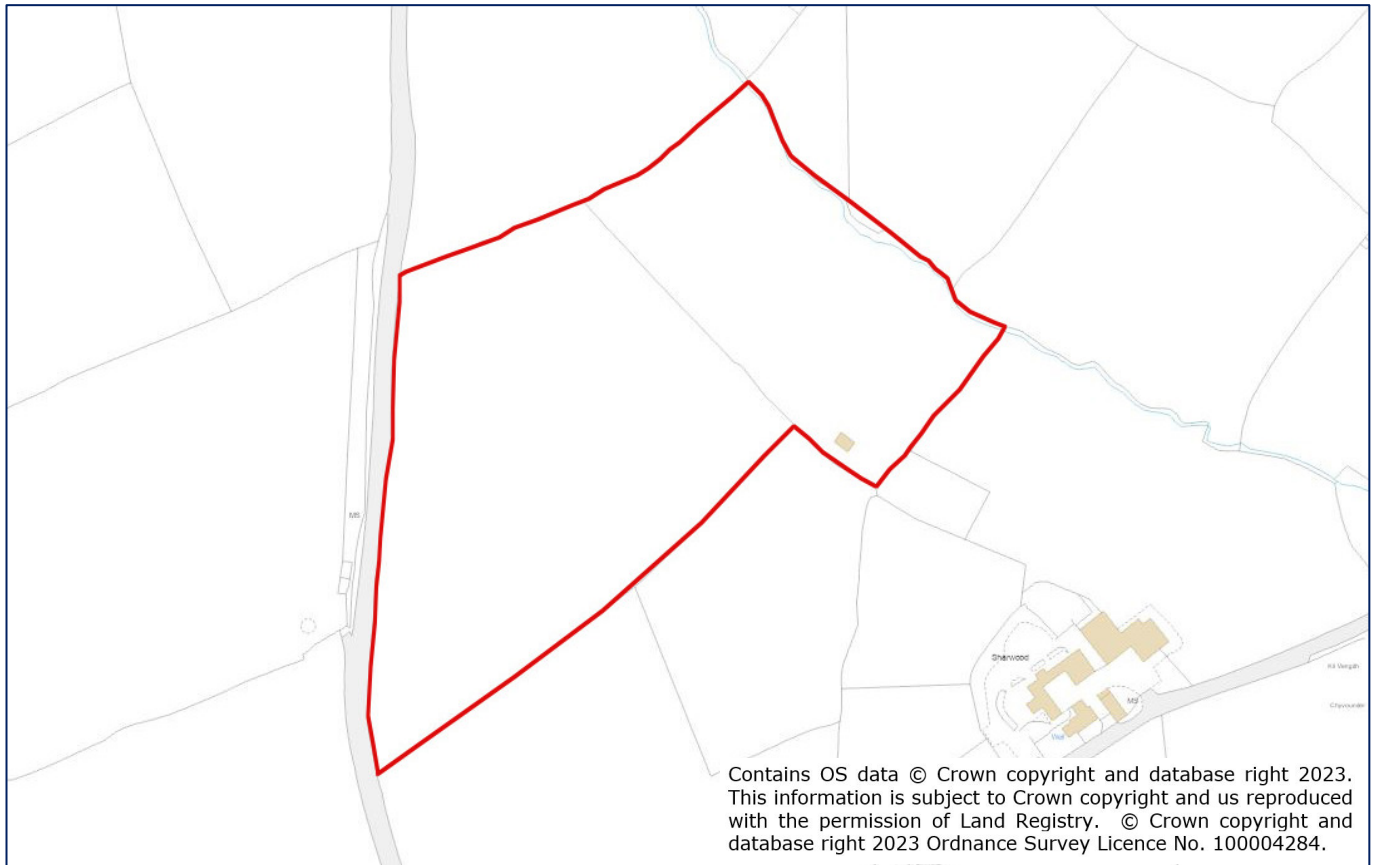
Guide Price: £100,000 Freehold

Situation

The fields are located with immediate access from the B3297 between Burras and Trenear, on the outskirts of Wendron. Helston is within 5 miles and offers a wide range of everyday facilities and amenities. Four Lanes is almost equidistant and offers a convenience store, primary school and public house.

The Land

The land comprises two fields, both bound by Cornish earth bank and livegrowth hedges. They are gently sloping and the eastern most field borders a stream along the boundary. There are two gated access points from the roadway, though these have now become overgrown and need reopening. There is an opening between the two fields, also.



Agent's Note: Please note that the field shelter shown on the plan is not included in the sale and will be removed prior to completion.

Services: There are no services connected to the land, though it is understood that mains water is located in the road. Interested parties are advised to make their own enquiries to South West Water: 0800 169 1144.

Wayleaves, Easements & Rights of Way: There are no rights of ways across the extent of the property being sold.

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: Strictly by appointment with the selling agent Lodge & Thomas 01872 272722.

Directions: From Helston head north on the B3297, passing through Wendron and Trenear. The fields can be found on the right hand side shortly after passing the crossroads where one can turn right for Porkellis and left for Nancegollan.

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