

## 6 ¼ Acres of Land at Trevemper, Newquay, Cornwall TR8 5EL



### **For Sale by Informal Tender**

**Closing date for offers Friday 24<sup>th</sup> November 2023 at 12 noon**

6.26 acres (2.54 hectares) strategically located land with potential.

This block of land extends in area to 6.26 acres or 2.54 hectares or thereabouts and has frontage to and direct gated access from the A392 which links to the A3075 at the Trevemper roundabout which is only about 50m away.

### **Offers Invited for the Freehold**

**01872 272722**

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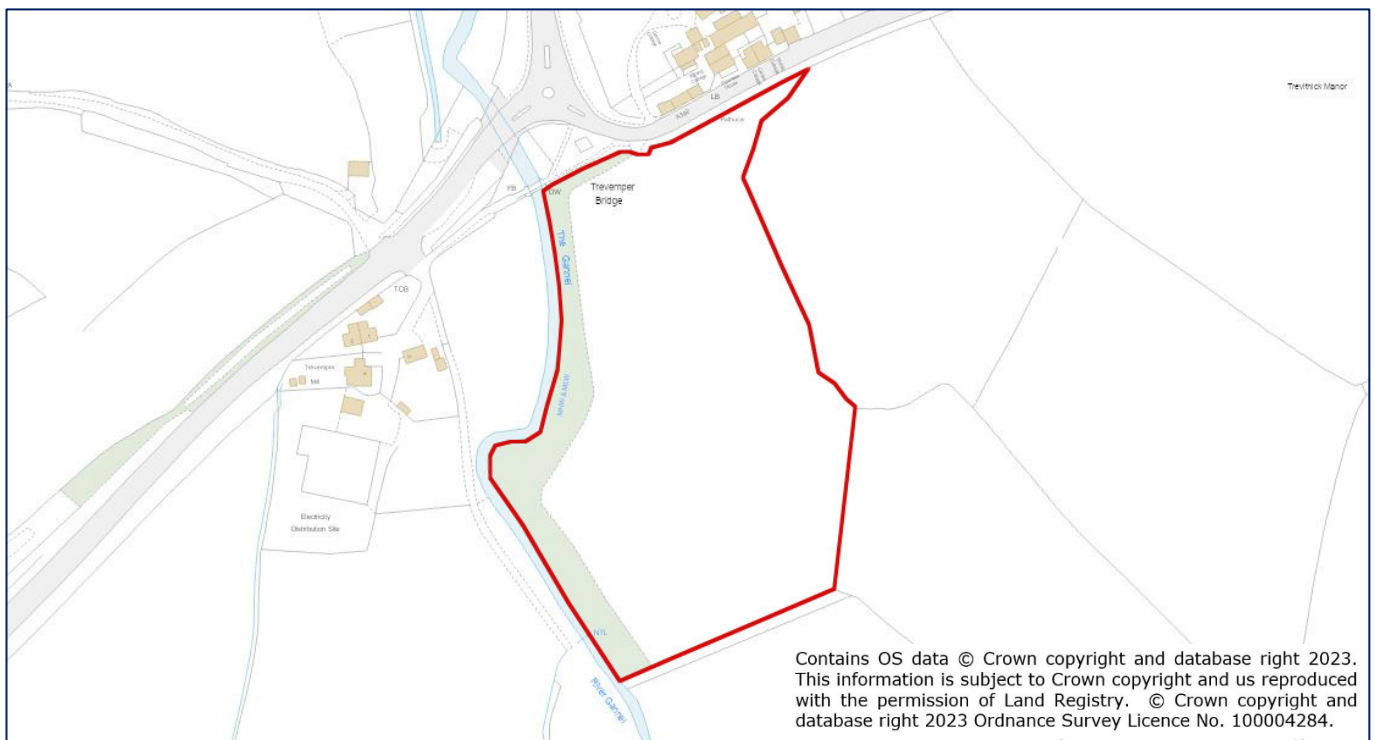
Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## Situation

The land is situated in mid-north Cornwall adjacent to the Trevemper roundabout where the main A305 and A392 roads meet on the southern outskirts of the growing and popular tourist resort of Newquay, the town centre being less than two miles away by road. The City of Truro, Cornwall's principal administrative, commercial and retail centre is about 11 miles by road to the south. To the north of the land, a new large development of residential properties is under construction and on adjoining land to the east, planning permission has been granted for another large development of residential properties.

## The Land

The land is comprised within a single enclosure which is currently down to pasture with a mixture of Cornish hedges and tree-lined boundaries. The land is generally level but with an undulating surface in parts resulting from former use in the early 1960's as a tip site of inert materials. The land has been used for grazing, but is eminently suitable for other purposes, subject to appropriate consents being obtained.



**NOTE:** Part of the land is designated by the Environment Agency as 'flood plain'.

**Services:** None connected to the land but we assume that they are available nearby. Enquiries should be directed to: South West Water - 0344 346 1010; National Grid - 0800 096 308.

**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. In particular, a number of electricity cables pass over parts of the land on poles.

**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:** The land is grazed by horses but can be viewed without appointment, in daylight hours, providing care is taken. Please abide by the Countryside Code and close the entrance gate into the land.

**Directions:** The land is located close to Trevemper roundabout on the road which leads towards Lane. The land will be found on the right hand side with a Lodge & Thomas for sale sign on the gate.

**what3words**///sometime.folks.drunk