

2.6 Acres of Land at Holly Tree Farm, Fernsplatt, Chacewater, Truro TR4 8RJ



For Sale by Informal Tender – Closing date Friday 17th November 2023 at 12 Noon

Three fields totalling 2.6 acres | Gently sloping with traditional mature hedges
Suitable for grazing or cultivation | Central to Truro, Falmouth, Camborne & A30

Guide Price: £100,000

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

Fernsplatt is a small rural community in a sheltered location between Truro and Falmouth near Bissoe. It is an area with a prolific tin mining heritage that today is a quiet, countryside setting made up of smallholdings and rural homes. The old mining tramway is now a highly popular cycle track linking picturesque Devoran on the south coast with Portreath on the rugged north coast. Truro lies 6 miles to the north-east, Falmouth/Penryn approx. 9 miles to the south and Redruth 4½ miles to the west. All provide a wide range of shopping, commercial, health and leisure facilities whilst the A30 Chiverton is approximately 5½ miles away.

The Land

A parcel of three fields comprising 1.013 acres, 0.896 acres and 0.727 acres, this land once formed part of a neighbouring farm. It has been unused for a number of years, but has been utilised in the past for both grazing and cultivation. It abuts Council highways on two sides and shares its access with the former farm. The majority of the boundaries are traditional, mature Cornish hedges and trees.

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. A right of way is to be granted for access over the area coloured blue on the map above.

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: Viewing by appointment only as the entrance gate will need to be unlocked. **Please do not enter the former farm where the sheds are dangerous condition.** Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: From the main Truro / Falmouth road, at the bottom of Devoran, take the exit from the roundabout signposted Bissoe. A short way along at the junction, continue straight along and follow the road into Bissoe. Continue past the cycle path and over the bridge, shortly after which turn right opposite the garage signposted United Downs and St Day. Proceed along this road turning left at the next junction where the land for sale will be found on the right hand side identified by a Lodge & Thomas for sale board.

what3words///whistling.finally.called

