

LODGE & THOMAS

ESTABLISHED 1892

Land & Buildings, Nr Treluswell, St Gluvias, Penryn TR10 9AL



For Sale by Informal Tender – Closing date: Friday 10th November 2023 at 12 Noon

A hardstanding yard area with storage complemented with a productive garden in an accessible location with access to the A390, Truro, Penryn and Falmouth.

Guide Price - £75,000 Freehold

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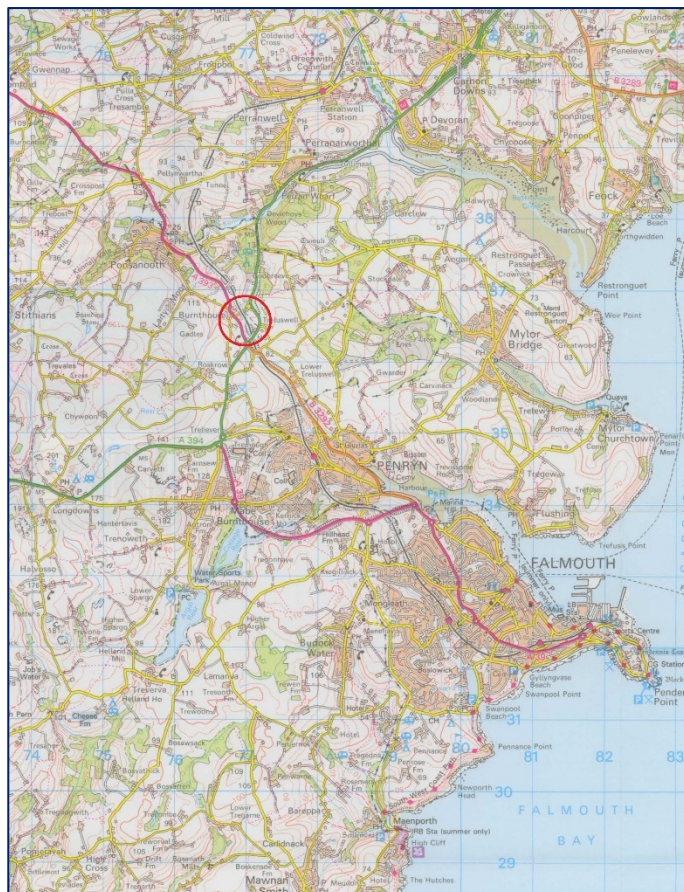
The site extends to approx. 0.196 acres or thereabouts and is triangular shape, bordered by the Falmouth to Truro branch railway line to one side and no through road to the other side. Accessed from a minor county lane from the no through road.

The site is relatively level and enclosed and comprises two 20ft containers within a corrugated clad and roof shed providing workshop and storage facilities. The property is off grid, with solar panels providing power for lighting and rain water harvesting for the collection of water. Wc and washing facilities. There are a number of fruit trees (apple and plum), along with fruit cages housing berries.

The vendors have informed us that the containers/ building have been in situ for over 12 years, and would possibly lend itself to a replacement structure, subject to planning.



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Services: None connected to the land. A private drainage system is connected.

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

Directions: From Treluswell roundabout head towards Truro passing around the left hand bend with the allotments on the left hand side, taking the first left exit after the cottage on the left hand side, turn left and proceed along the lane turning left before the railway bridge onto the no through road and after 50 yards the entrance will be found on the right hand side.

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