

## Lot 2 – 7.2 Acres of Land at Boquio Farm, Farms Common, Wendron, Helston TR13 0JH

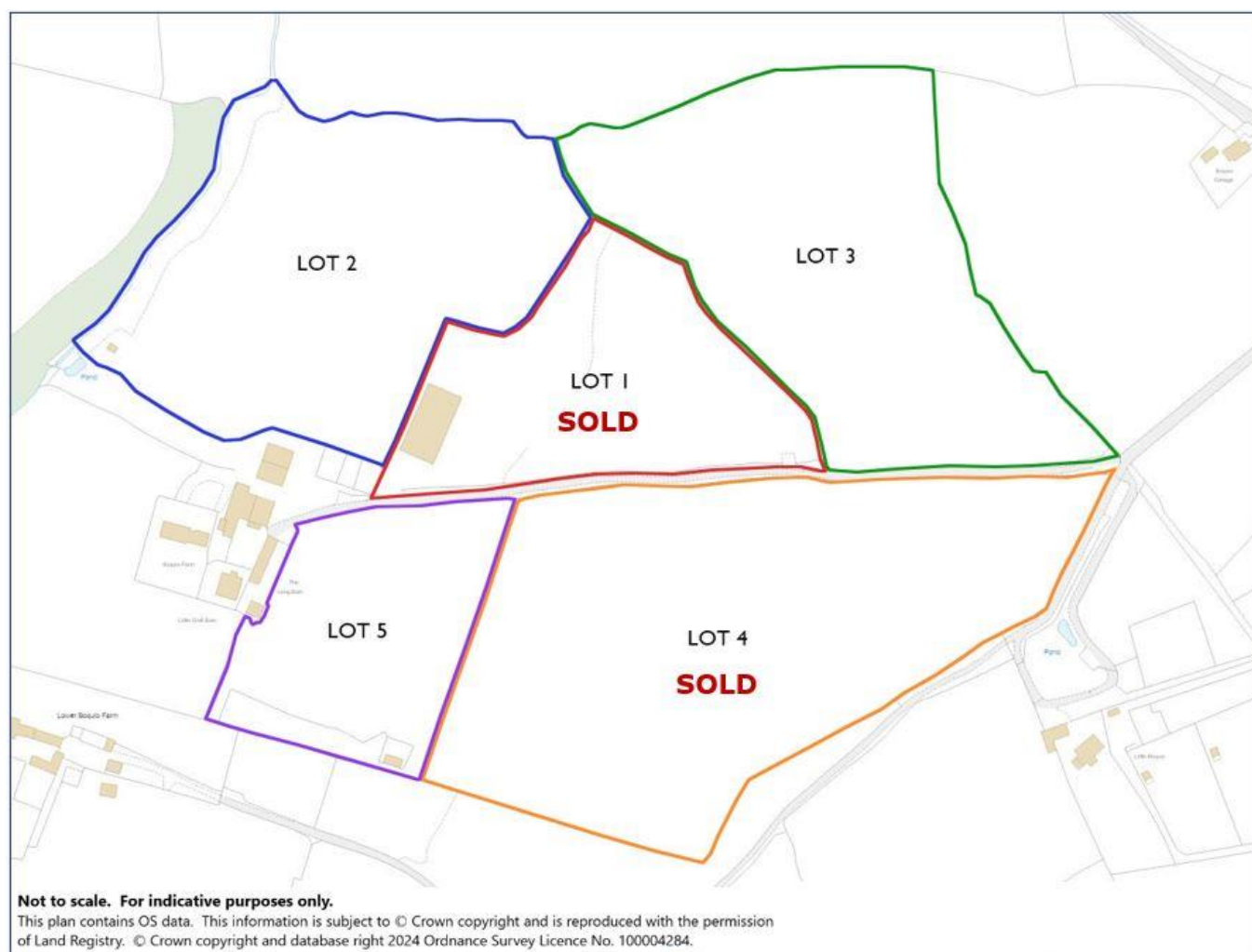


Gently sloping field with good access off a concrete lane. A river borders the entire length of the western boundary. A disused galvanised water pumping shed is situated in the south-west corner of the field. The boundary hedges have recently been trimmed and the field has been topped. The land would be suitable for agriculture, horticulture, equestrian or just the good life. This lot is joined to Lot 3 with a gateway between them.

**Best & Final Offers to be received by  
Friday 10<sup>th</sup> January 2025 at 12 noon**

**Guide Price £95,000 Freehold**

**Situation:** Easily accessed off the B3297, Farms Common is a convenient location mid-way between the large towns of Redruth, Camborne and Helston, all within a 5 mile radius, central to many other towns and villages in West Cornwall and The Lizard. The land is situated off a private lane. Access will be granted with the sale.



**Lot 3 & Lot 5 are available by separate negotiation.**

**Services:** No services are 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 Helston head towards to Redruth on the B3297. Continue through the villages of Wendron and Treenear and onto the Hamlet of Farms Common. Here turn left toward Praze an Beeble and continue for about 150 yards, whereupon turn left into a concrete driveway. The land for sale will be found on the right hand side.

**what3words**:///asterisk.barstool.famines