

Approx. 10 Acres of Land off New Mills Lane, Truro, Cornwall TR1 3EZ



An extremely rare and exciting opportunity to acquire a parcel of agricultural land comprising approx. 10 acres of south facing pasture land, situated in a wonderful, rural setting on the favoured western fringe of Truro and accessed off the Council road.

Guide Price: £210,000 - Freehold

Situation

New Mills Lane is a quiet country lane on the western outskirts of Truro City. It is a superb location for walking and cycling within and around the Kenwyn Valley, where there is a network of footpaths inviting one to enjoy hours of walks through picturesque countryside along the meandering Truro River. To one side, the village of Shortlanesend is approx. 1.5 miles away, where there is a thriving village shop/Post Office, family pub, vets and primary school. 2 miles further along the B3284 is a junction on the A30, Cornwall's main arterial route. Close to hand is the beautiful parish church of Kenwyn, primary and nursery schools. The many and varied shops and facilities at Truro City centre are 2 miles away, along with the magnificent Cathedral.

The Land

Approx 10 acres, comprising three fields with access to the river at the bottom of the field and direct access onto New Mills Lane. Most recently, the land has been used for grazing and is now in need of general repair and tidying, but is mainly enclosed by established natural hedging, gently towards Coosebean in a southerly direction.



Services: None connected to the land. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999

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. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: From Trafalgar roundabout in Truro, take the B3284 signposted Perranporth. Follow this road past the multi-storey car park and at the next mini roundabout, continue up the hill and under the railway bridge. Follow the road round a sharp right hand bend and just before the brow of the hill turn left into New Mills Lane. Follow the lane to a metal gate on the left, just before Pen Enys opposite Boscolleth Gardens.

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