

10.58 Acres of Land with Planning for Agricultural Building, Black Rock, Camborne TR14 9PA



A single field enclosure extending to 10.58 acres or thereabouts with planning permission granted for an agricultural building.

Guide Price: £150,000 Freehold

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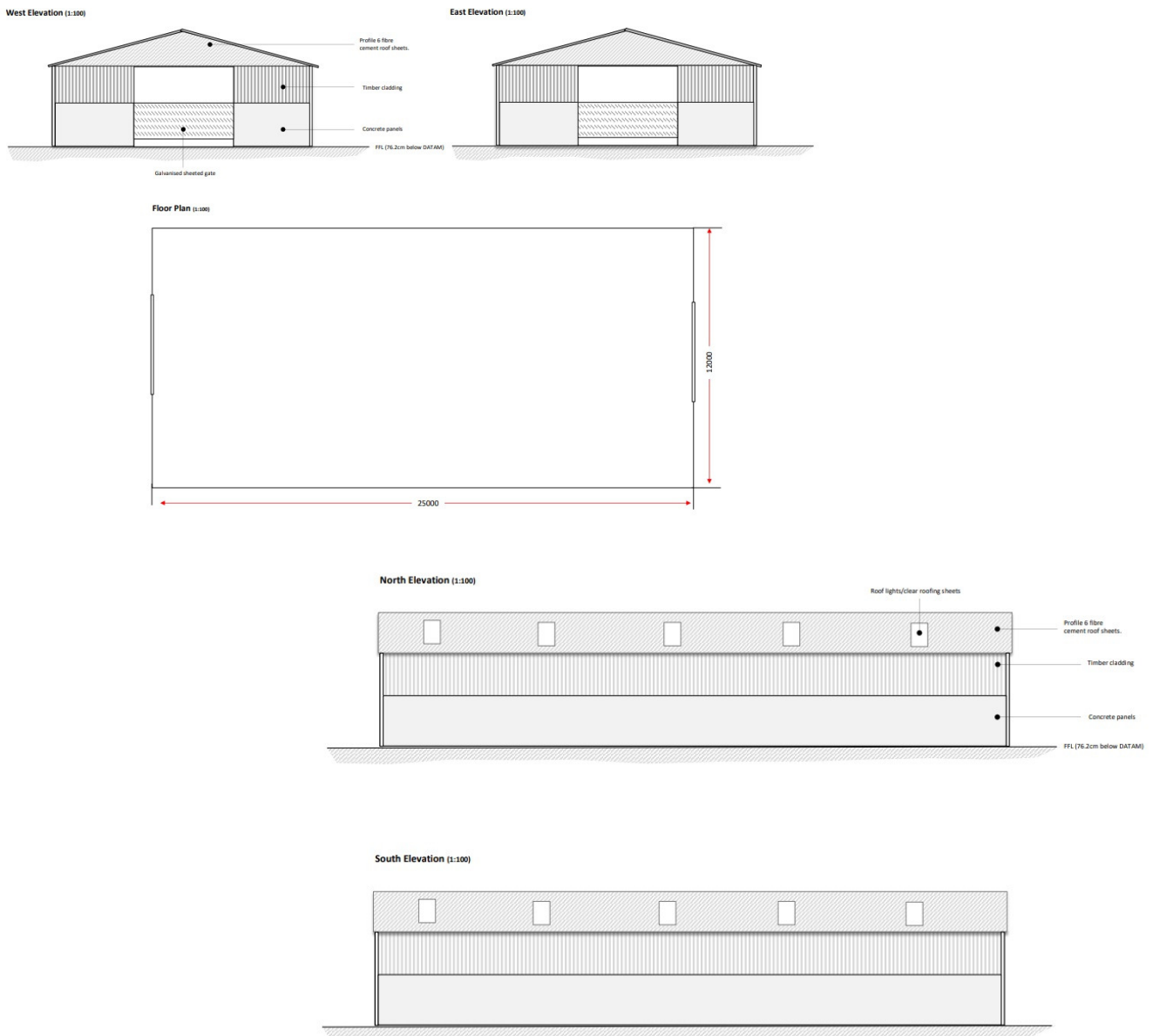
Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

The land is situated along the B3280 at Black Rock, with wide entrance gates ideal for larger vehicles requiring access to the land. Black Rock is a rural hamlet located part way between the towns of Camborne and Helston.

The Property

The land comprises a single, largely level field enclosure with boundaries of low lying hedges and, along one side in particular, tremendous granite boulders. Most recently used for sheep grazing, the land is sold with the benefit of planning permission (PA21/11537 – granted 14th December 2022) for an agricultural building (25m x 12m) to be positioned in the south-eastern corner.



Services

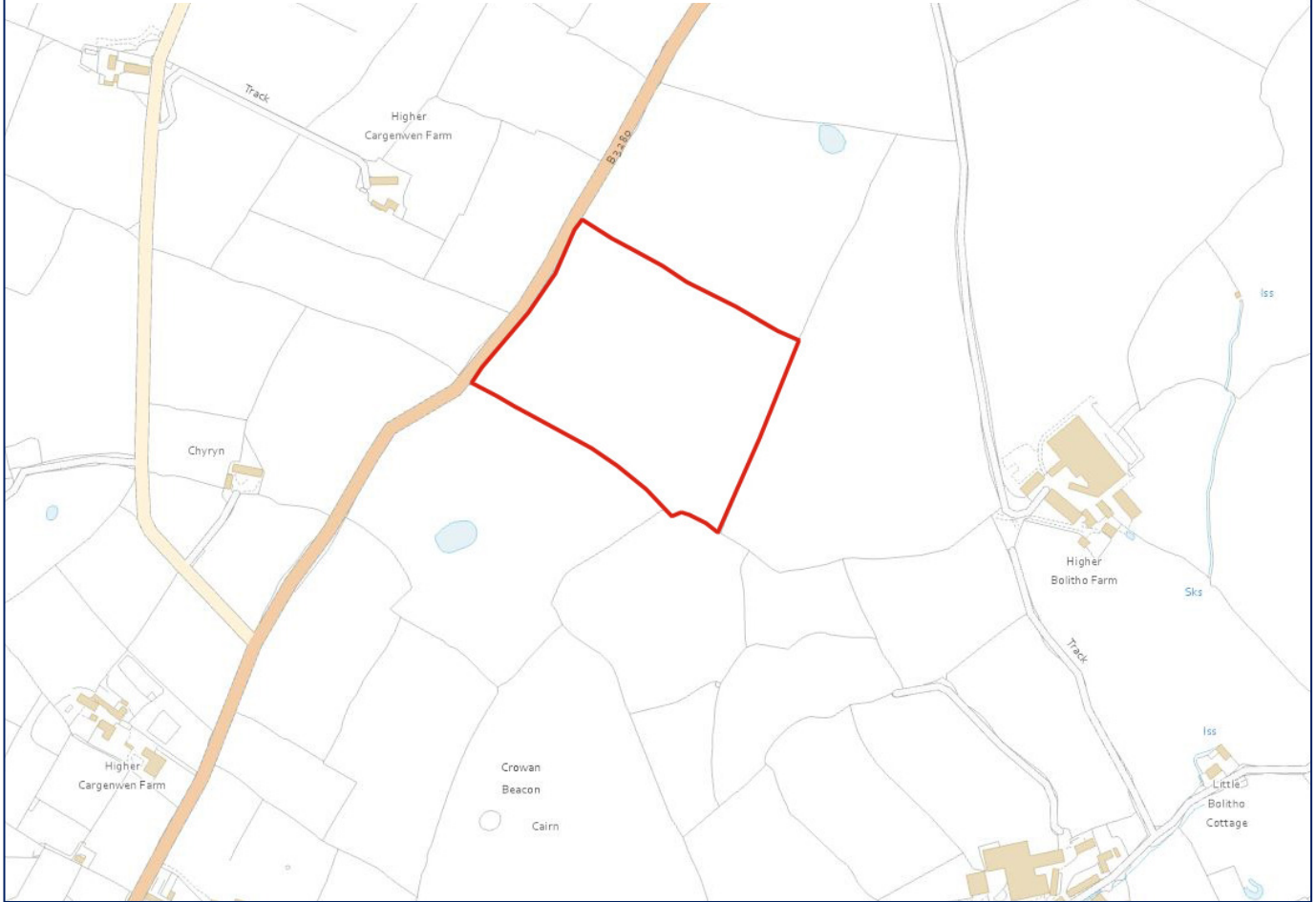
None connected. Interested parties are advised to make their own enquiries to the relevant service providers.

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.

Not to scale. For indicative purposes only.

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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

Directions

Proceeding out of Four Lanes in a southerly direction, take the right hand turning signposted Penzance, Praze-an-Beeble, Beacon and Troon. Proceed along this road for approximately 1.5 miles where the land will be found on the left hand side, identified by a Lodge & Thomas for sale board.

what3words///buckling.claw.goose

