

Land at Trew, Breage, Helston, Cornwall TR13 9NE



A single enclosure of 1.3 acres laid to pasture with direct access onto the county highway, located on the edge of hamlet of Trew.

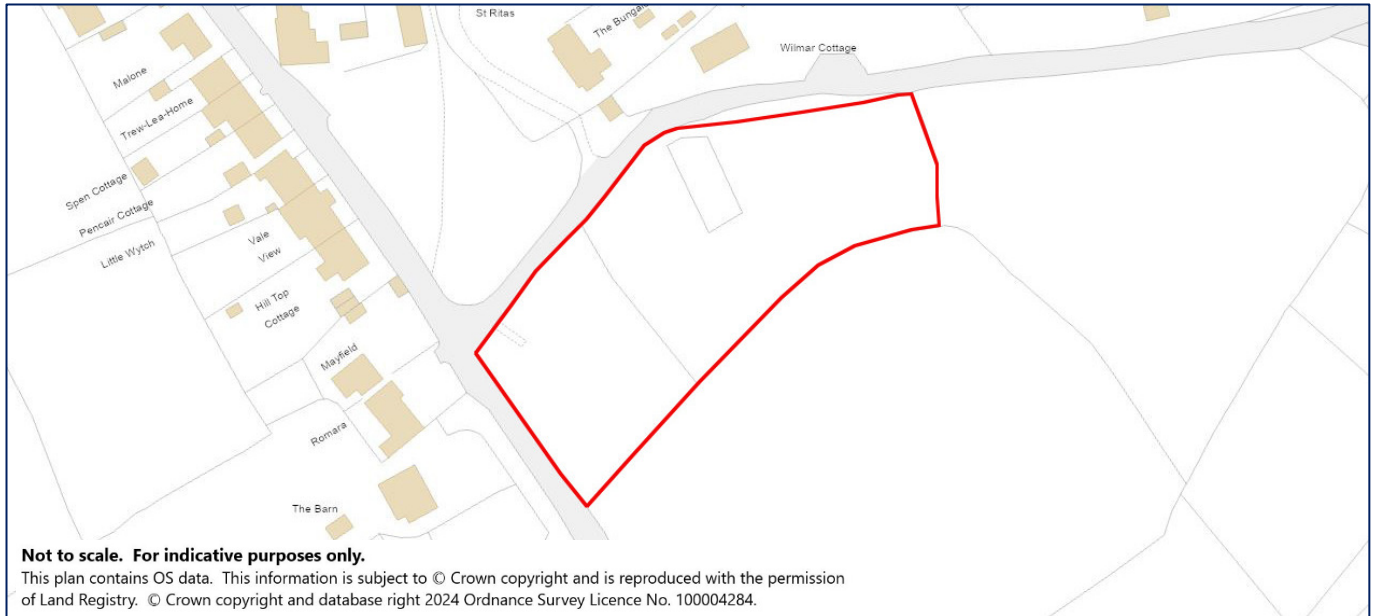
Guide Price: £40,000 Freehold

Situation

The hamlet of Trew lies in the Parish of Breage some 4 miles north west of the old market town of Helston. Trew is easily accessible, lying approx. 1 mile north of the A394 at Breage and the paddock lies in an area renowned for its extensive out riding via numerous country lanes and bridleways.

The Land

The land extends to approx. 1.327 acres in a single enclosure, bounded by traditional Cornish hedge banks and currently laid to pasture. Over recent years the land has been used for grazing or for growing and the land benefits from direct access onto the county highway.



Agent's Note: Please be aware there is evidence of Japanese Knotweed growing on the land.

Special Condition: The land is to be sold subject to an Uplift or Overage Clause whereby, if for a period of 10 years, planning permission is obtained on the land for residential development, the vendors or their successors are to receive 20% of the uplift in value resulting from the planning permission. The vendors' solicitors to provide the necessary Clause within the Sale Contract. For the avoidance of doubt, planning for any agricultural building will not trigger the overage.

Services: Mains water (currently capped off). 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 Helston, take the A394 towards Penzance. Turn right after the bus stop signed Carleen/Godolphin/Nancegollan, proceed through the village, turn left signed Carleen and follow the road without deviation to Trew. On entering Trew, turn and the gate to the field will be found on the right hand side.

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