

1.37 Acres of Land to the North Side of Church Hill, St Day, Redruth TR16 5JY



For Sale by Informal Tender
Closing date for offers – Friday 31st May 2024 at 12 noon

1.37 acres of agricultural land in a prime location on the southern fringe of a popular Cornish village.

Guide Price: £100,000 Freehold

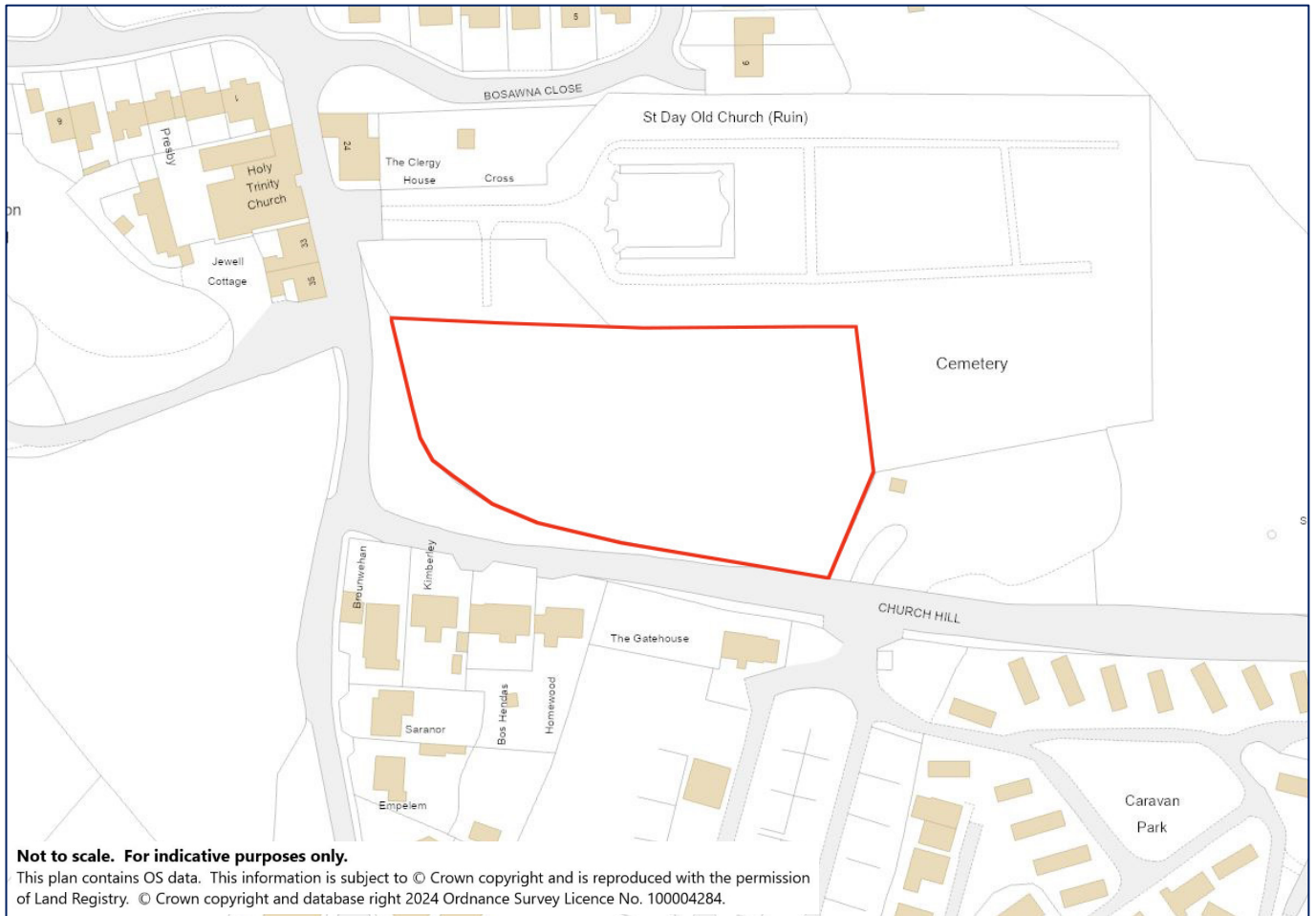
Situation

The busy village of St Day has a rich mining heritage but today is a vibrant village popular for its central location between Camborne, Redruth and Truro, all of which provide a wealth of shopping, schooling, health, leisure and commercial facilities within a 6 mile radius. The excellent local amenities include a grocery store, butchers shop, Post Office and primary school. The village is approx. 2 miles off Cornwall's main arterial route, the A30, meaning that access within and out of the County is easy, whilst the north coast and beaches of Porthowan and Portreath are just 7 miles away.

The Land

Extending to approx. 1.37 acres, the field is generally level with a slight south-easterly slope. It is currently overgrown but has previously been used for pasture/grazing. It is classified Grade III agricultural land and is bounded by mature hedging. It is currently accessed via a gated entrance off Church Street, whilst Church Hill runs along the southern boundary. No rights of way cross the land and it is located in a Nitrate Vulnerable Zone within a World Heritage Site. According to Cornwall Council Planning Portal, the field has no planning history.





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 Scorrier on the A30, follow the signposts for Falmouth and the B3298. Follow this road for approx. 1.8 miles whereupon turn right into Church Hill signposted St Day. The field for sale will be found after approx. 0.2 miles on the right hand side behind the right hand bend and identified by a Lodge & Thomas for sale board.

what3words///geologist.beaters.mentions

