

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



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.



