

Land with Commercial Crop of Christmas Trees, Resoon, Gulval, Penzance TR20 8YR



A commercial Christmas tree plantation lying to the north of Penzance in a sheltered position, extending in all to 6.1 acres or thereabouts.

Guide Price: £200,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

The land lies to the north of Penzance close to the village of Gulval. The land is accessed via a minor county lane leading on to an unmade track.

The Land

The land extends in all to approx. 6.1 acres of north facing sloping ground providing much shelter from the prevailing winds allowing the Christmas trees to thrive.

The Christmas tree plantation is fenced to protect from vermin and was first planted back in 2010. The current cropping allows for the harvest of approximately 1,000 trees per annum with the sizes ranging from 3ft to 14ft.

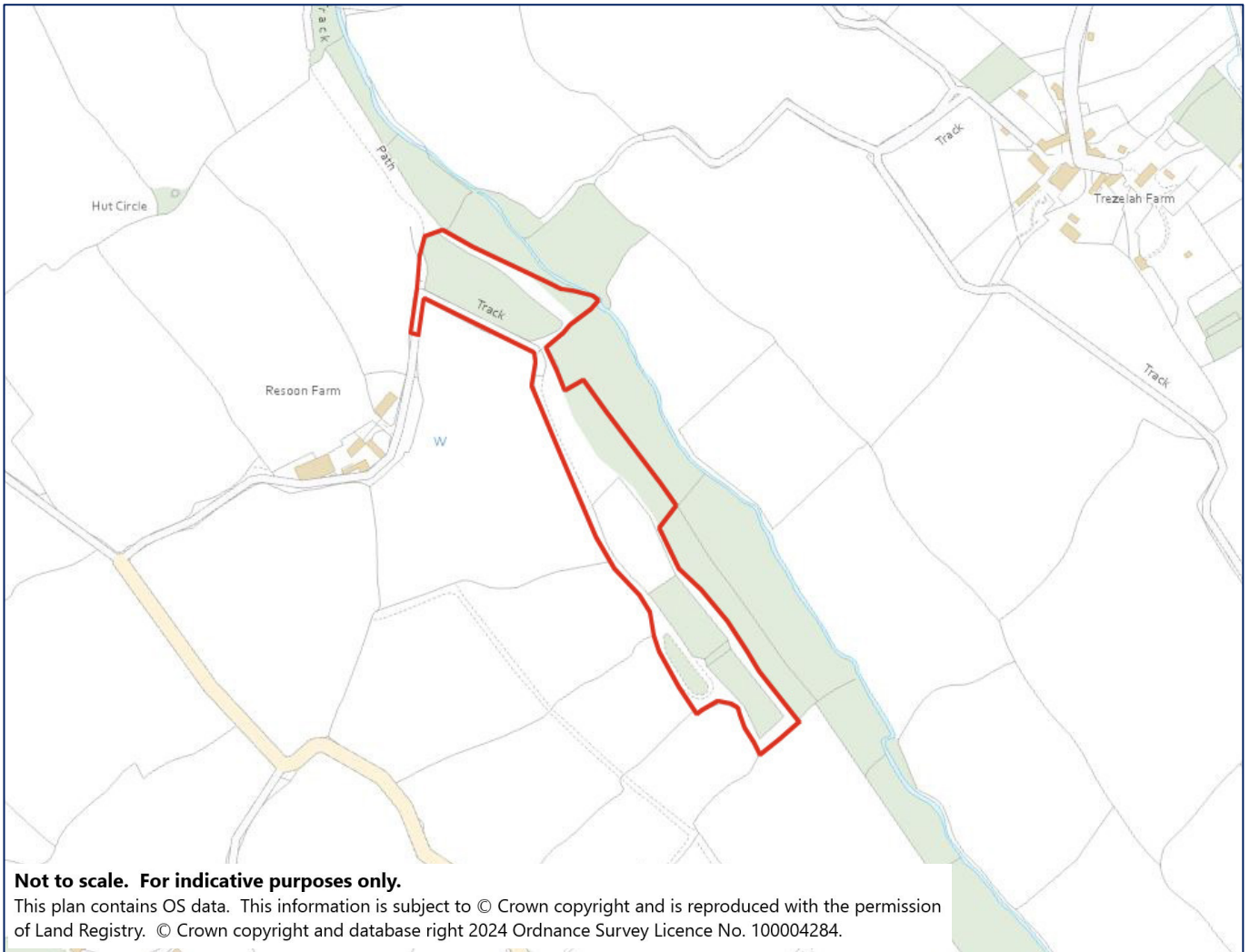
Of the approximately 6,000 trees planted, 70% of these are Nordman Fir with the remainder being made up Noble Fir, Norway Spruce, Fraser Fir and Korean Fir with a few Blue Spruce.

The last rotational crop was planted in 2022 and the crop is carefully maintained with trees shaped annually to maximize salability and value of the crop.

From the site, views are enjoyed down through the valley out towards Mount's Bay.

The land is being sold with the standing crop in situ and is not being sold as a going concern. The sale is due to the retirement of the owner and the associated equipment for the managing and selling of the crop may be available by separate negotiation.





Services: None connected to the land.

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. A bridleway runs along the north west boundary of the property.

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: Strictly by appointment with the sole selling agents Lodge & Thomas: 01872 272722

Directions: From Penzance, follow the road to Gulval and keeping to the main road, turn left signed Rosemorran. Following this lane, without deviation to the end, bearing left onto hardstanding track which leads down to Ressoon. Dring past the cottages, the entrance gate will be located directly ahead.

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