



Lot 1 – Farmhouse & 8 Acres  
South View Farm, Nancekuke

LODGE & THOMAS

ESTABLISHED 1892

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## Lot 1 – Farmhouse & 8 Acres of Land

South View Farm, Nancekuke, Redruth TR16 4HU

### Guide Price - £225,000 Freehold

- Derelict farmhouse
- Approx. 8 acres of land
- Further land and lots available
- Sold with no chain

*A derelict farmhouse now requiring renovation or replacement (subject to consent) together with 8 acres of land, with further land and buildings available by negotiation.*

#### Situation

South View Farm is located just north of Cambrose, near the north Cornish coast, and occupies a very quiet setting towards the end of a no through road which affords a great deal of privacy. The farmhouse is elevated and enjoys views across the valley. Every day amenities are available at the seaside villages of Portreath and Porthtowan, both of which enjoy sandy beaches.

#### The Property

The farmhouse has not been occupied for almost 20 years and is now in a totally derelict and abandoned state. Renovation or replacement would be required to bring it into a habitable state, with any works being subject to consent and it may be that planning permission is required to reinstate the property as a dwelling house altogether. Interested parties are encouraged to seek planning advice in this regard. A private access drive leads from the roadway to the farmhouse and beyond the house is an overgrown garden. Further along the driveway is the entrance to the fields, which comprise three enclosures with a shallow stream running through one of the field divisions. The fields are in grass and are gently sloping, and the site in all extends to 8.09 acres or thereabouts.



**EPC: G COUNCIL TAX BAND:** Deleted

**SERVICES:** Assumed mains water and electricity, private drainage. None of these services have been tested and therefore no guarantees can be given. 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. There are no public rights of way over any part of the property offered for sale.

**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. **NB** Some photographs taken during the summer of 2023.

**VIEWING:** Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk) **Please note:** The buildings have not been deemed safe and the public are therefore asked not to enter any building on the site.

**DIRECTIONS:** Proceeding westbound on the A30, take the exit signposted Redruth and Porthtowan, turning right at the roundabout towards Porthtowan, Portreath and North Country. Proceed along this road for approximately a third of a mile before turning left at the cross roads and continuing along Bassett Road before turning right at the T junction. Continue along New Portreath Road for approximately one mile and then turn right signposted Porthtowan, proceeding up the hill into Cambrose and taking the second turning left (unmarked). Turn left again after approximately 200m and South View Farm will be located on the left hand side towards the end of this road.

**what3words**///prefect.remedy.satin

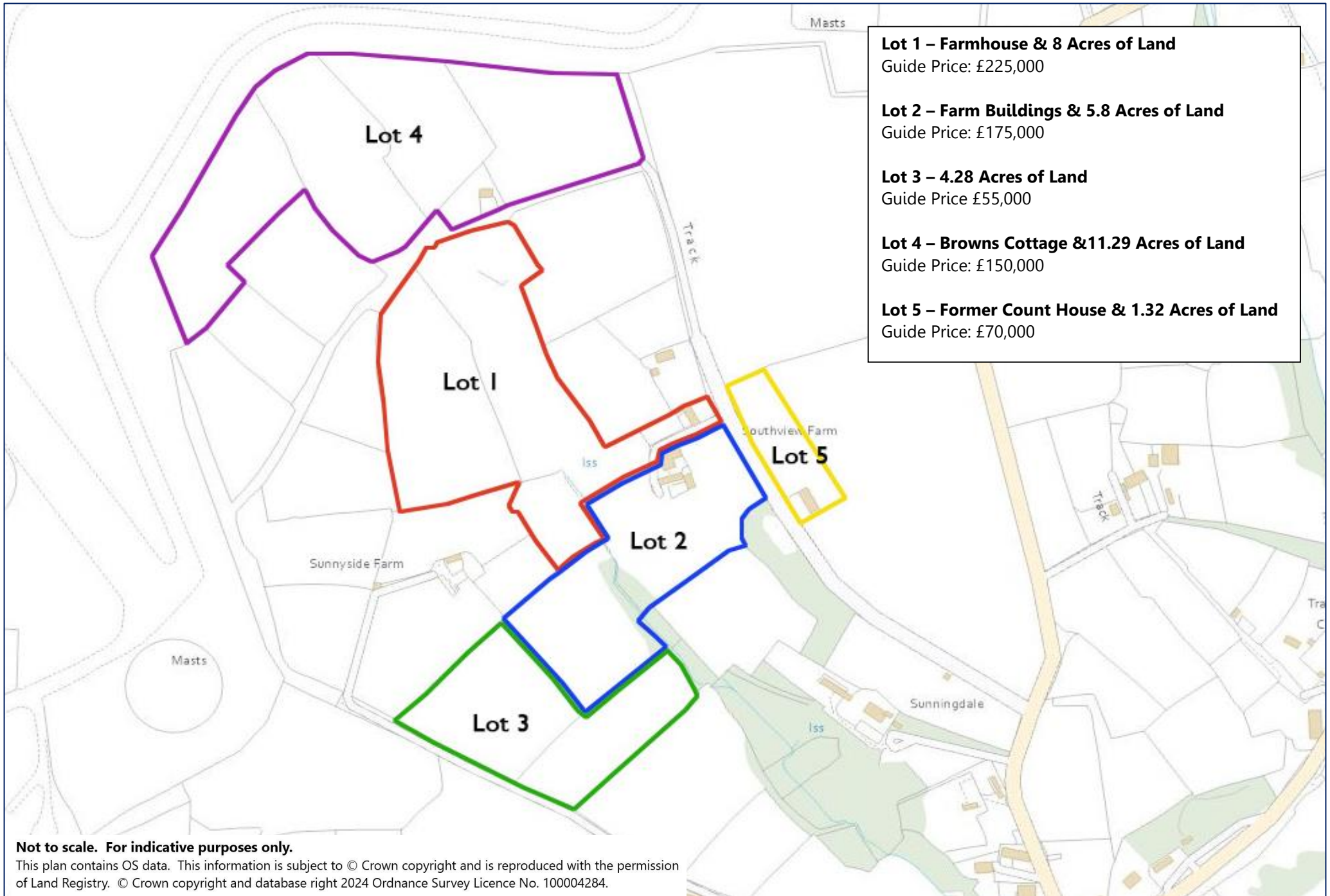


## Covenants

In the conveyance to our clients (who are now deceased and we are therefore acting on behalf of their Estate), dated 1990, the Secretary of State for Defence put the following covenants on the two fields (but not the farmhouse and gardens, as these are held on a separate Title) within the Lot we are offering for sale "for the purpose of protecting the operational effectiveness of sensitive installations at RAF Portreath".

1. That the Purchaser shall not without the prior written consent of the Vendor carry out any development whatsoever upon the property and for the purpose of this sub-paragraph (1) the expression "development" shall have the same meaning as in the Town and Country Planning Act 1971.
2. That without prejudice to the generality of the foregoing the Purchaser shall not without the prior written consent of the Vendor carry out or permit to suffer to carry out on the property any of the following works:-
  - a) The erection of any building whether of a permanent or temporary nature
  - b) The erection of any structure or other object which includes metal in its construction or manufacture
  - c) The planting of trees or shrubs or vegetation of any kind other than grass or arable crops
  - d) The laying on over or underneath the surface of the property any power line metal cables or metal pipes
3. That the Purchaser shall not use any type of vehicle plant or machinery on the property nor allow such to remain stationary on the property so as to cause interference with any installation now or at any time in the future in operation on the retained land
4. Without prejudice to the generality of sub-paragraph (3) the Purchaser shall not use any vehicle or farm machinery powered by an internal combustion engine other than a diesel engine unless fitted with an efficient ignition interference suppression device.





**Not to scale. For indicative purposes only.**

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

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