



Lot 2 – Farm Buildings & 5.58 Acres of Land  
South View Farm, Nancekuke

LODGE & THOMAS

ESTABLISHED 1892

## Lot 2 – Farm Buildings & 5.58 Acres of Land

South View Farm, Nancekuke, Redruth TR16 4HU

### Guide Price £175,000 Freehold

- Range of farm buildings
- Development potential (subject to consent)
- 5.58 acres of land
- Further land and lots available

*A range of farm buildings – one or some of which may be suitable for conversion (subject to consent) into dwellings - together with 5.58 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 buildings are elevated and enjoy 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 buildings once formed part of the working farm at South View Farm but have had little use in many years. One or more of the barns may be suitable for conversion into residential properties (subject to gaining the necessary consent) but are otherwise useful as animal shelters, fodder stores or similar. A private gateway from the roadway gives access to the field in which the barns sit and this grassland field is gently sloping, leading to a stream at the bottom. Beyond the stream is a further grassland field, again gently sloping. The whole site extends to 5.58 acres or thereabouts.



**SERVICES:** Assumed mains water. 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.

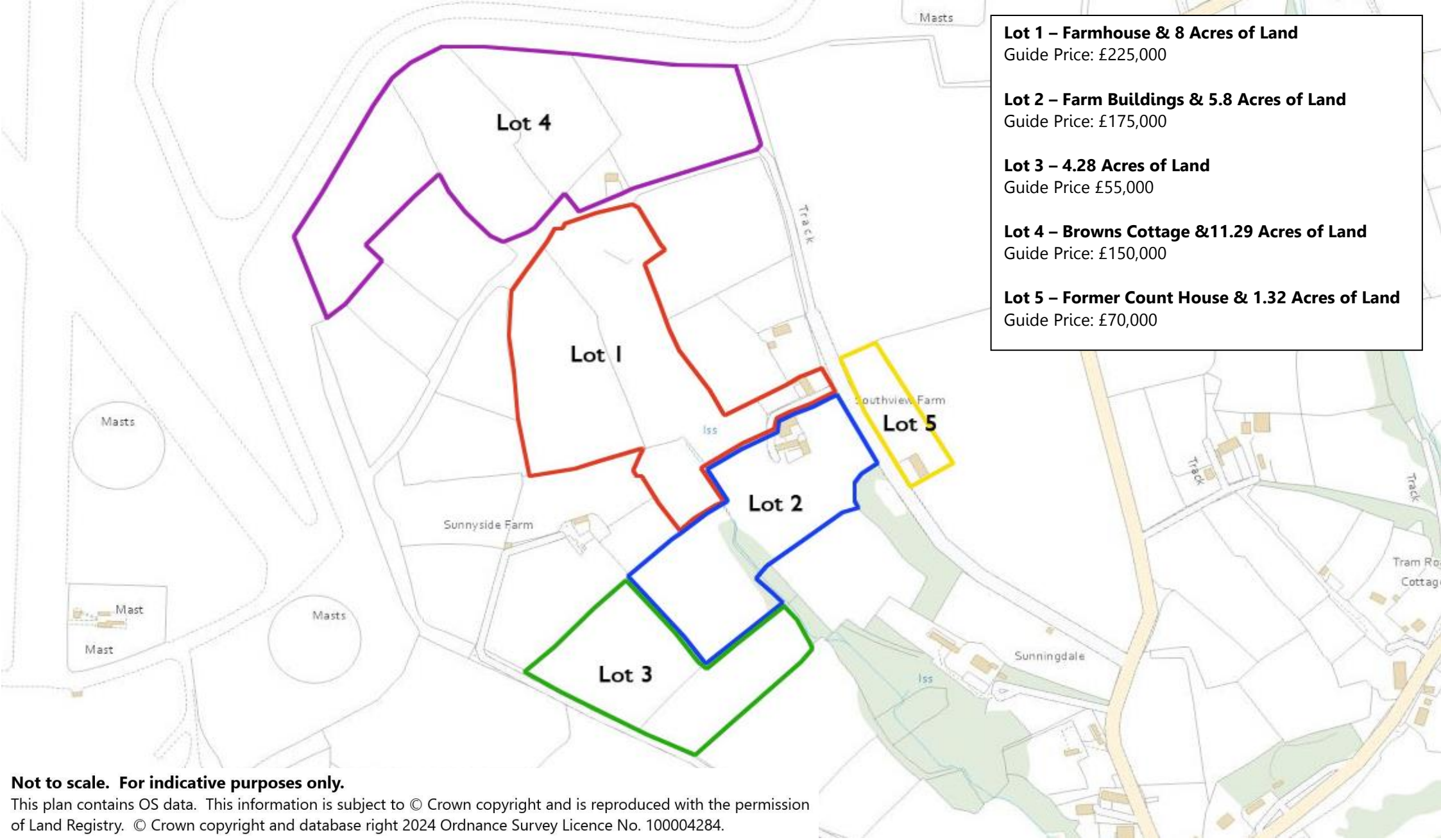
**VIEWING:** Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

**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 the barns will be located on the left hand side towards the end of this road.

**what3words**///outcasts.attitudes.filed





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

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**01872 272722**

58 Lemon Street Truro Cornwall TR1 2PY  
 property@lodgeandthomas.co.uk  
 lodgeandthomas.co.uk

Chartered Surveyors  
 Estate Agents  
 Valuers  
 Auctioneers

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