

## 1.7 Acres of Land at Higher Trethannas, Praze-an-Beeble, Camborne



A single enclosure extending to approximately 1.7 acres in an elevated position, with far-reaching rural views of the surrounding area and towards the north Cornish coastline.

**Guide Price: £ 65,000 Freehold**

## The Land

Accessed from the minor county lane onto a hard standing, unmade track, the land is accessed via a galvanised gate and comprises a single level enclosure extending to approximately 1.7 acres or thereabouts bounded by traditional Cornish hedgebanks. The land is down to pasture and would be suitable for the grazing of animals, horticultural use or indeed camping under the Permitted Development Rights.

Within the area there are numerous bridlepaths in quiet country lanes for extensive riding out and both the north and south coast lie within easy reach.

A static caravan which has been used for dayroom/restroom facilities is positioned within the field, and no services are connected.

## Agents Notes:

1. The vendor would consider retaining the static caravan and the ground it lies on if required and would consider offers on the guide price to reflect this.
2. The land is subject to an overage clause, in favour of the previous owner. In the event development planning consent was ever obtained on the land within the period of 25 years from 13th January 2017, 25% of any enhanced value would be payable to the previous owner, or successors in title.



## Situation

The land lies approximately 1.5 miles from the centre of the village of Praze-an-Beeble in an elevated position with far-reaching rural views.



**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. A public footpath passes through the land.

**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](mailto:property@lodgeandthomas.co.uk)

**Directions:** On entering the village from Praze-an-Beeble from Camborne direction, drive down through the village at the square crossroads turn left signposted Black Rock, Four Lanes and Crowlas. Proceed along this road for approximately ¼ of a mile, turning left just before Crowan Primary School and proceed up the lane for about ½ a mile and turn left onto the unmade track by the for sale board and proceed on the track for approx, 150 yards and the gateway to the field will be found on your right hand side. **what3words**///else.nerves.admiral

