

## Land at Sunny Corner, Cusgarne, Truro, Cornwall TR4 8SE



Up to 3.89 acres (1.57 hectares) for sale as a whole or in two lots.

A parcel of land divided into three enclosures, laid to pasture in an elevated position with far-reaching rural views. Ideal for agricultural, horticultural or equestrian uses.

**Guide Prices: Lot 1 - £60,000   Lot 2 - £40,000   Freehold**



## The Land

The land extends in all to approximately 3.89 acres and is divided into three manageable enclosures, accessed off a minor county lane and bounded by traditional Cornish hedge banks with mature trees and bushes providing shelter and shade. The land has a southerly aspect and is laid to pasture and would be suitable for agricultural, horticultural or equestrian grazing. For the equestrian enthusiast, a quality sand-school and exercise field are available to hire nearby at Cusgarne Manor Equestrian

**Lot 1 – 2.29 acres (edged red) – Guide Price: £60,000;** Divided into two enclosures.



**Lot 2 – 1.6 acres (edged blue) – Guide Price: £40,000;** A single enclosure.



## Services

Water provided to both Lots. No other services 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

**Agents Note:** The source of the water supply to both lots is not known.

## 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.

## 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.

## Situation

The land lies approximately midway between Carharrack and Perranwell Station, less than half a mile from the hamlet of Cusgarne, with easy access to Truro, Falmouth, Redruth and the A30. The land is accessed off a minor country lane, and in the area, there are numerous quite lanes and bridle paths for extensive riding out.

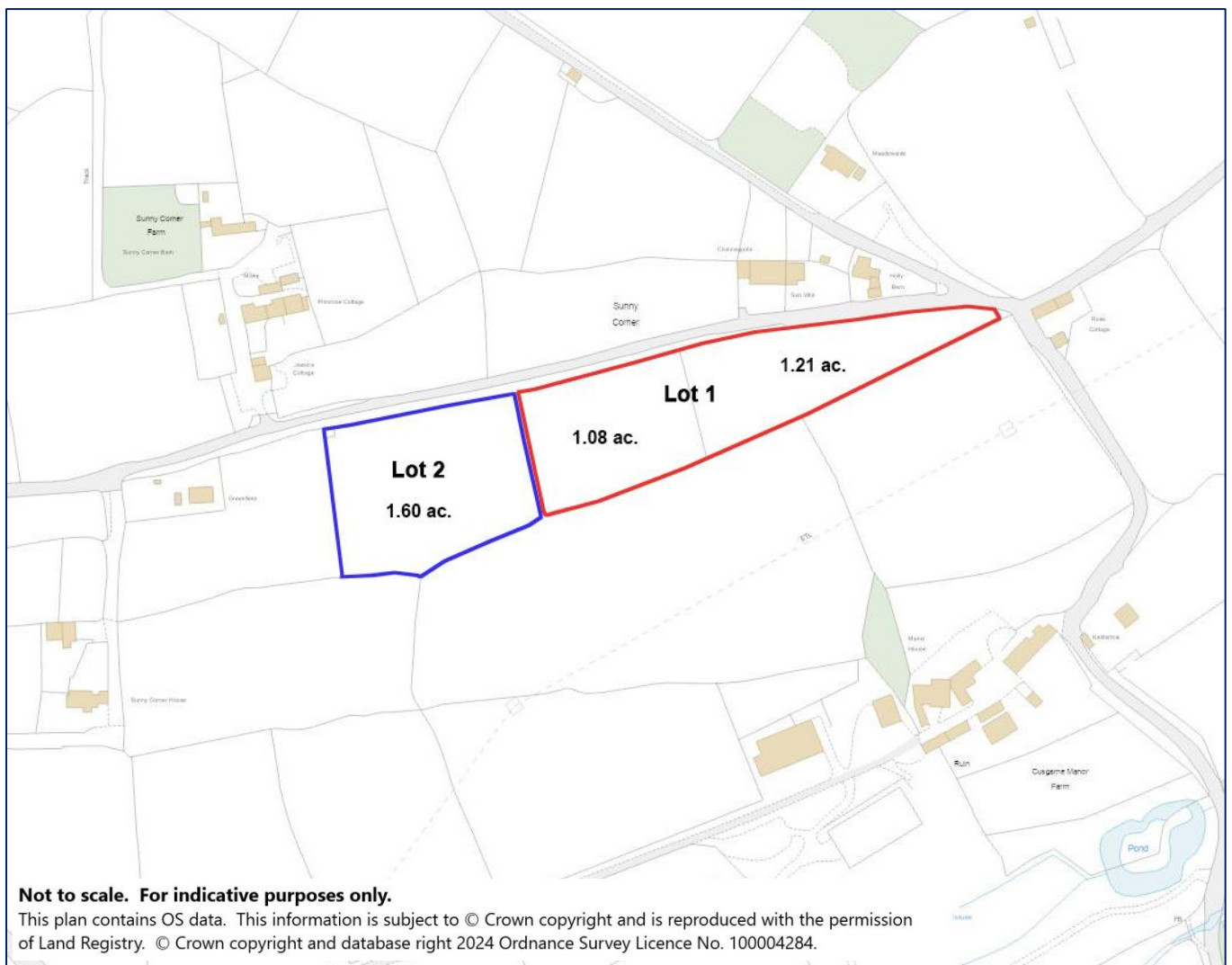
## Viewing

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)

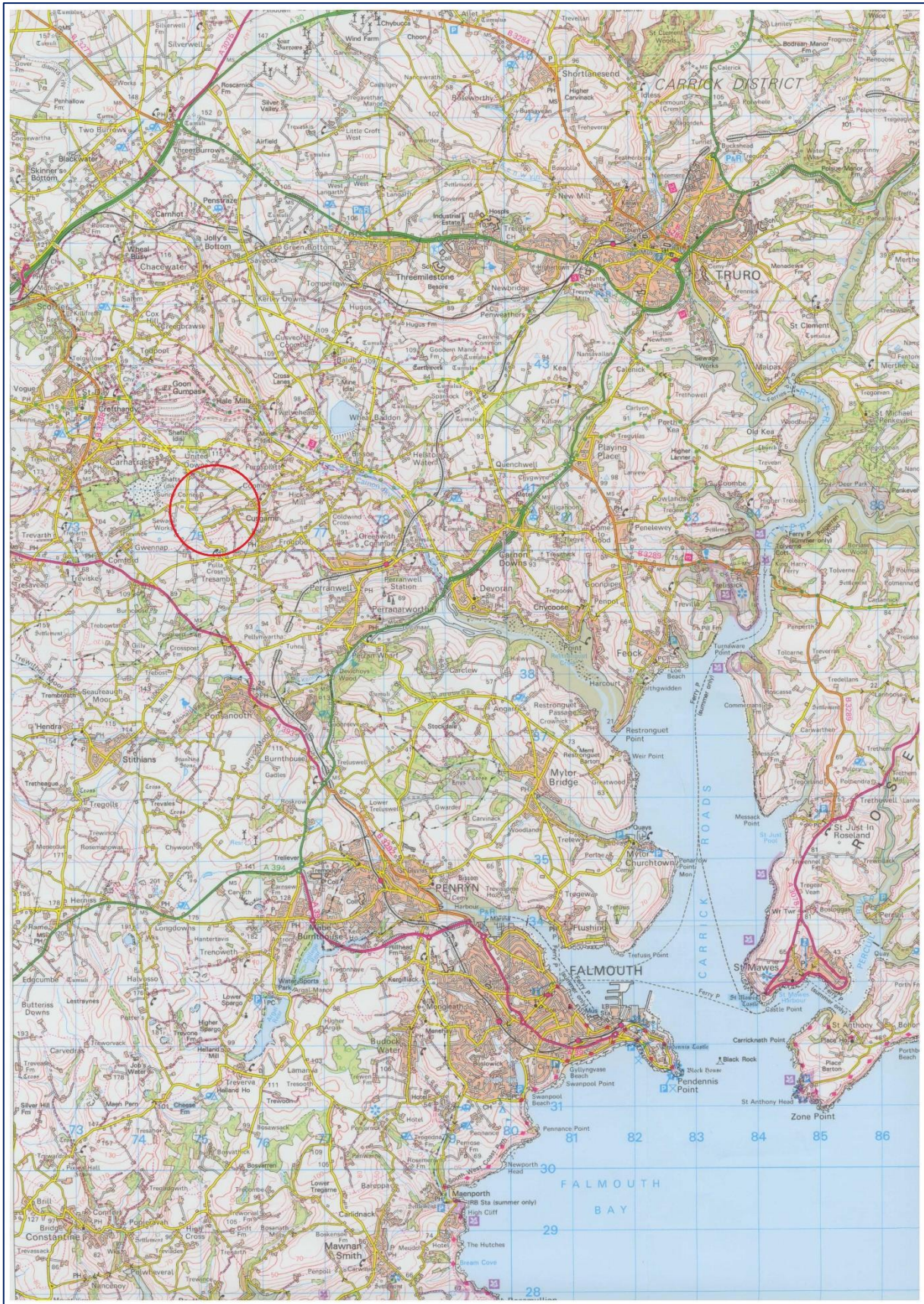
Agents Note: In the event the land is sold in two Lots, the buyer of Lot 2 will be required, to stop up the gateway into Lot 1.

**Directions:** From United Downs follow road to Ponsanooth and Pelan Cross, after approximately 0.66 of a mile, turn left at the crossroads and the land will be found on your right after a short distance.

**what3words**///helpful.visitor.regularly (to Lot 1)







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