

LODGE & THOMAS

ESTABLISHED 1892

16½ Acres of Land at Tremelling, Higher Kenneggy, Rosudgeon, Penzance TR20 9AU



Three ring fenced arable fields extending in area to **16.52 acres** or **6.69 hectares** or thereabouts. Situated close to the south coast and the hamlet of Kenneggy in West Cornwall.

Guide Price: £225,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

The land is comprised within a single ring fenced block containing three level or gently sloping fields extending in total area to **16.52 acres** or **6.69 hectares** or thereabouts. Also included with the land is a stone surfaced access lane as well as a small pocket of woodland. The majority of the boundaries are Cornish stone and earth hedges together with an earth bund and a section of fencing to the vendor's retained building and land.

The land is currently fallow having recently grown a crop of potatoes and previously, maize and barley etc but no daffodil bulbs. This 'early' block of land with a southerly and/or westerly aspect is described as Grade III on the Land Classification Map for the area.

From the land there are country as well as sea views and whilst mains water is not connected, there is a well in the north eastern corner of the westernmost field.



Services

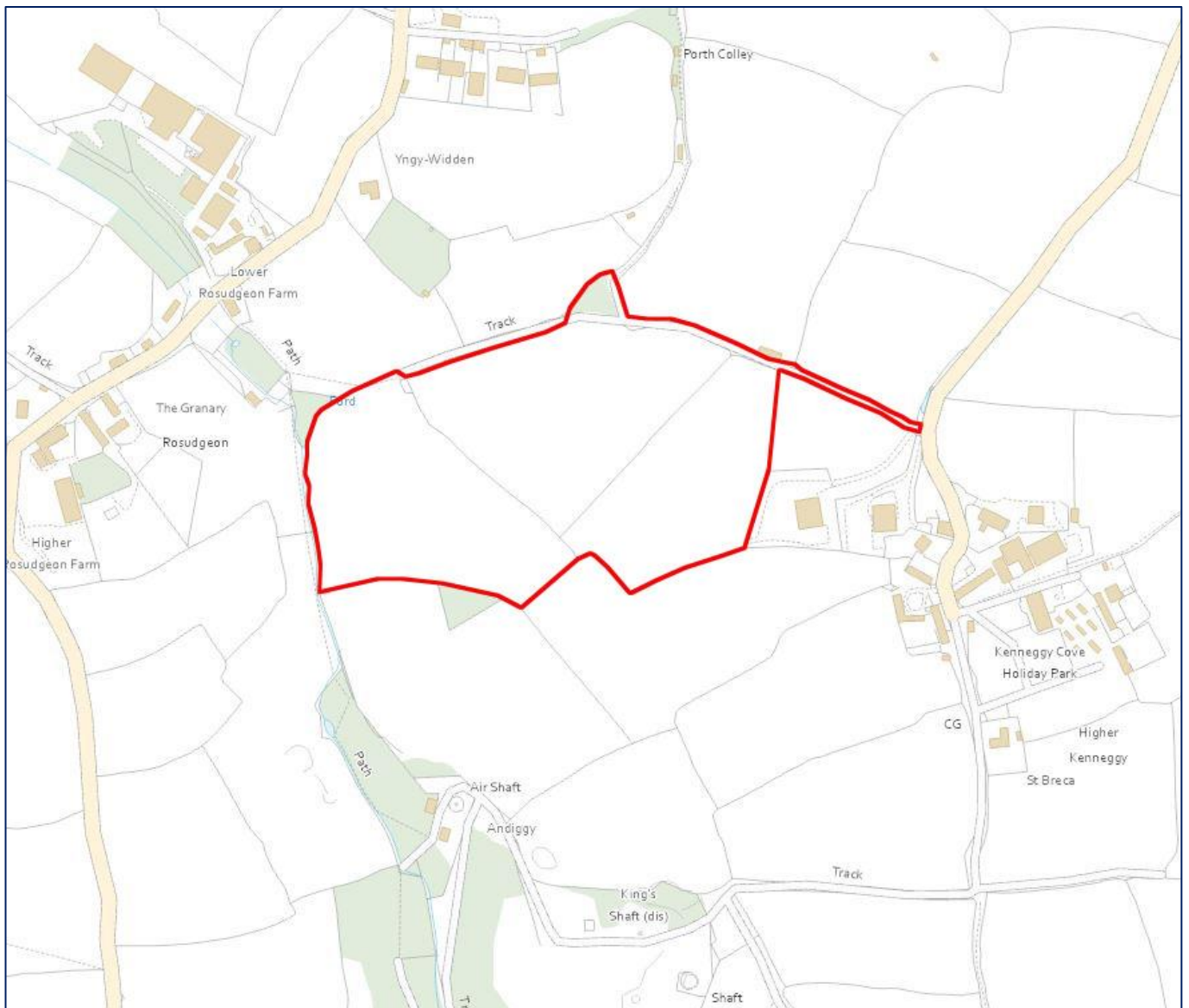
None connected to the land but we are informed that there is a well situated within the land. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999

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. Public footpaths pass over the access lane as well as around the western edge of part of 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.

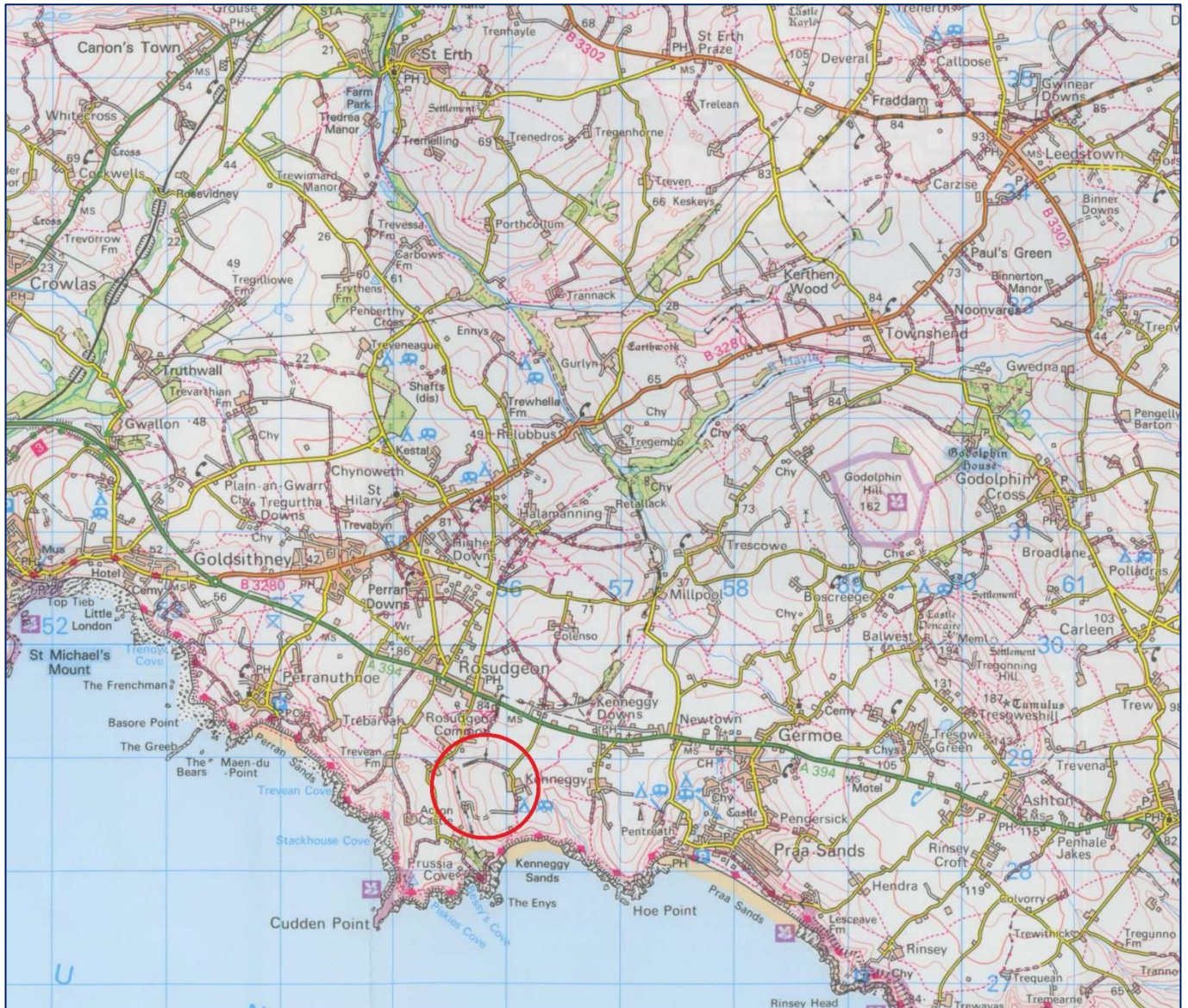


Not to scale. For indicative purposes only.

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Situation

This handy size and attractive block of land is located close to the south Cornish coast near to the hamlet of Kenneggy and is about ¼ of a mile from the main A394 road which leads to the village of Rosudgeon which is about ½ a mile away and links the former market town of Helston (7 miles to the east) and the south coastal harbour town of Penzance (7 miles to the west).



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

Directions

Heading towards Helston from Rosudgeon on the A394 road, take the first right hand turning into the Council maintained 'dead end' road leading to Kenneggy. On entering the hamlet, the access lane to the land will be found on the right hand side adjacent to the entrance into a building and land which is being retained by the vendor.

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