

0.88 Acres of Land off Tregender Lane, Ludgvan, Penzance, Cornwall TR20 8DQ



A single paddock extending to 0.88 of an acre, located in an elevated position with views over the surrounding countryside, St Michael's Mount and Mount's Bay. Direct access from a quiet country lane near the village of Ludgvan.

Guide Price: £25,000 Freehold

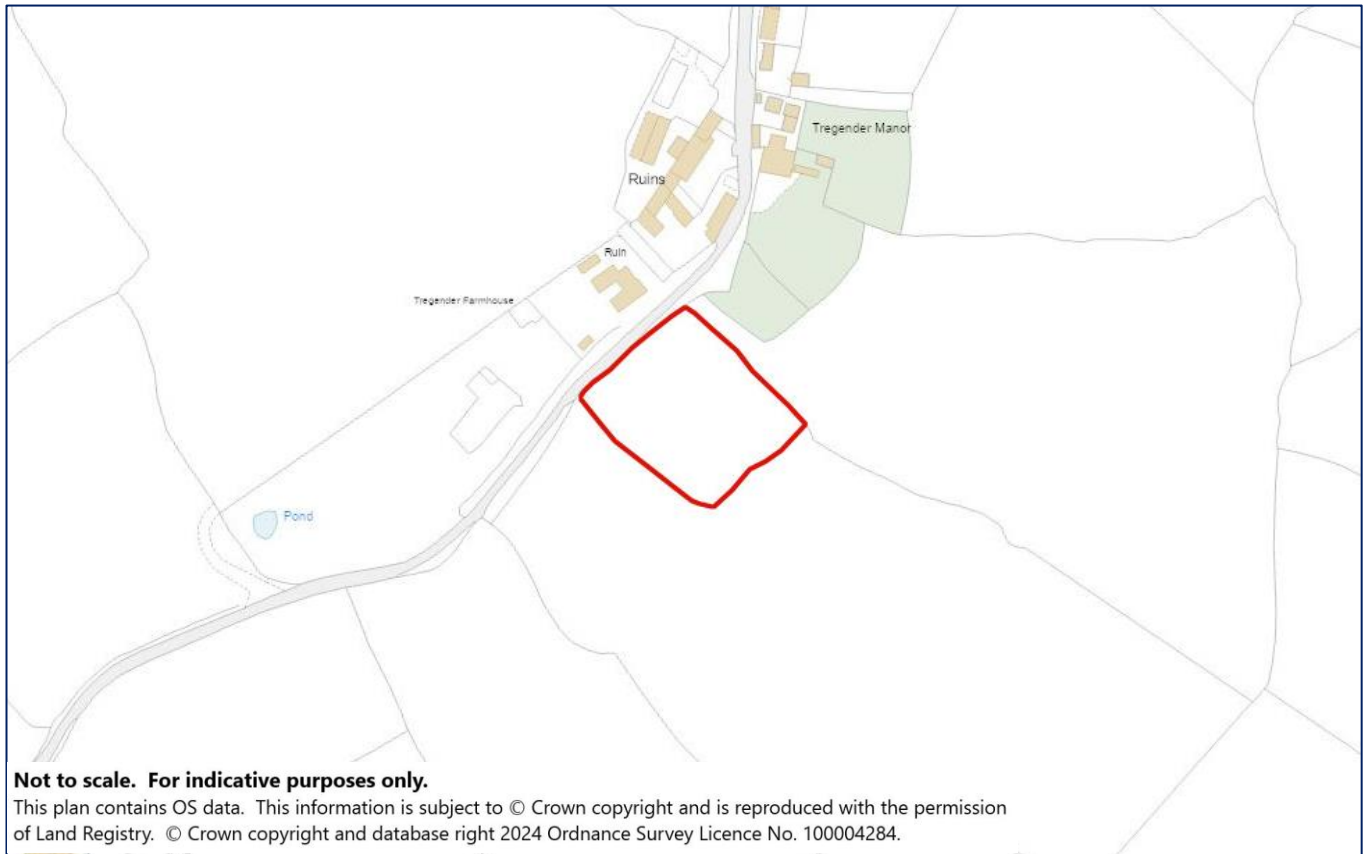
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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

The land extends to **0.88 acres** or thereabouts in a single enclosure bound by traditional Cornish hedge banks and is currently down to pasture. The land is suitable for grazing or indeed for growing crops and benefits from direct access onto the County highway. The land is situated in an elevated position with far reaching views enjoyed over the surrounding countryside, and towards St Michael's Mount and Mount's Bay.



Services

There is currently a mains water supply to a field trough fed from the vendors' mains supply. If the purchasers wish to continue the mains water supply, the vendors will grant consent, subject to South West Water approval if required, for a sub-meter to be installed, on condition that the purchasers pay promptly for any water consumed in accordance with South West Water prevailing rates and they contribute towards the maintenance and costs of the supply pipes.

Agent's Note

The purchasers will be responsible for building up the gap to the vendors' adjoining land within one month of completion, to match the existing hedges both sides.

Wayleaves, Easements & Rights of Way

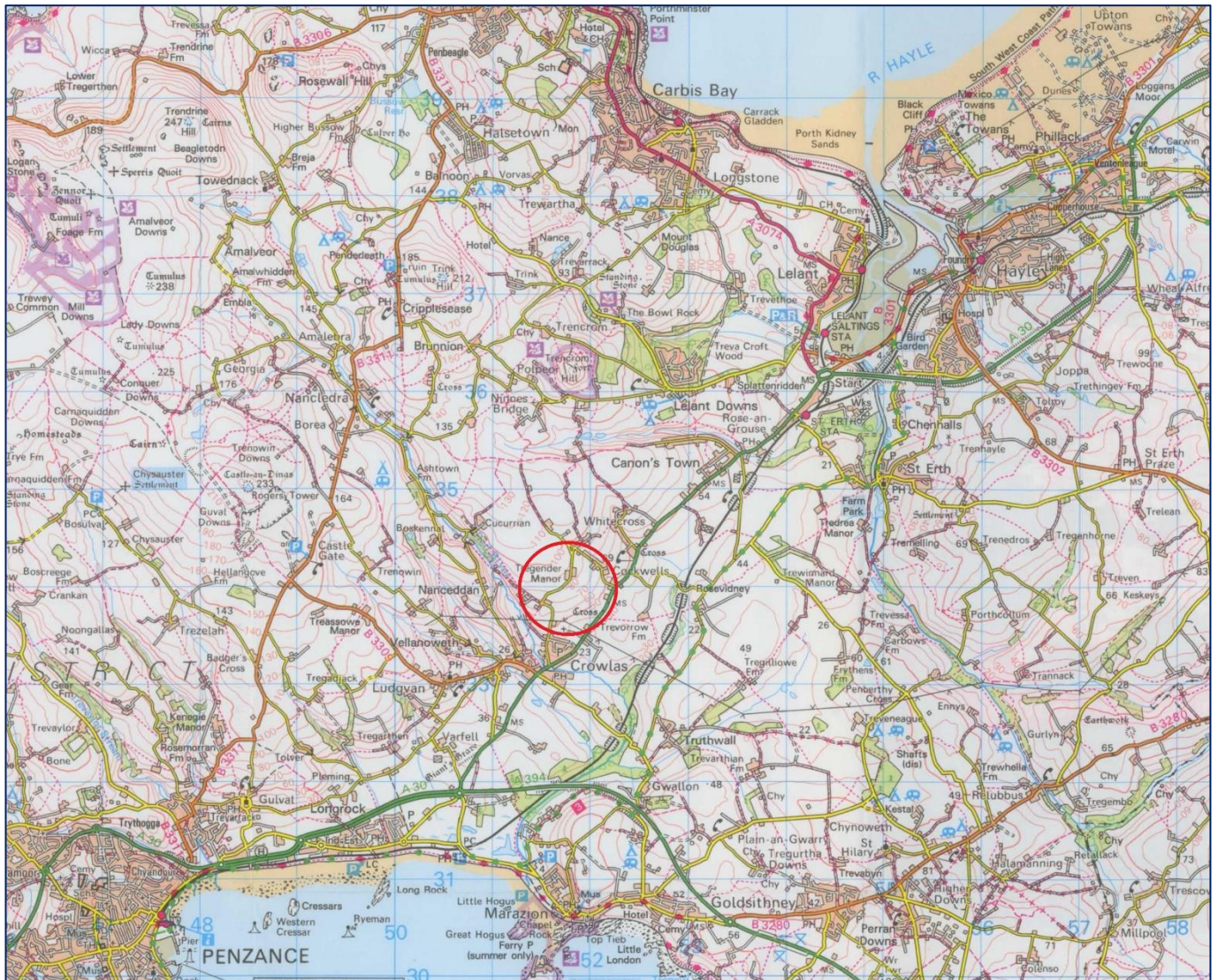
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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 is situated on the south side of Tregender Lane, in the Parish of Ludgvan approximately midway between Hayle and Penzance. The land is in an accessible location approximately ½ a mile from the A30 at Cockwells. The land is within a renowned 'early' and double cropping farming district.



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

Exit the A30 at Cockwells and follow the lane without deviation, bearing left at the grass triangle and continue past Tregender Manor where the paddock will be found on the left-hand side as marked by the Lodge & Thomas for sale board.

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