

## 31.44 Acres of Land at Tregender, Ludgvan, Penzance, Cornwall TR20 8DG



A superb block of south facing Grade I & II agricultural land,  
with direct access from the A30 as well as a country lane.

**Guide Price: £450,000 Freehold**

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers



## The Land

Within a ring fence and extending to **31.44 acres (12.72 hectares)** or thereabouts, the land is contained within seven level or gently sloping, south facing enclosures, all laid to pasture, and bound in the main by traditional Cornish hedge banks. From the land, extensive views are enjoyed over the surrounding area, Mount's Bay and St Michael's Mount.

The land is situated within an agricultural district renowned for its 'early' and double cropping capabilities, on the eastern end of the 'Golden Mile' and is predominantly classified as Grade 1 on the Land Classification Map with the northern enclosures Grade II. The land has been in the vendors' family ownership since 1919, and has not been cultivated for a number of decades nor have sprays or pesticides been used.

The land benefits from three roadside gateways to the A30 as well as access off Tregender Lane.



**Agents Note:** Within twelve months of completion, the purchaser will be required to build up the gateways to the vendors' retained land to match existing hedges to the sides.

## Services

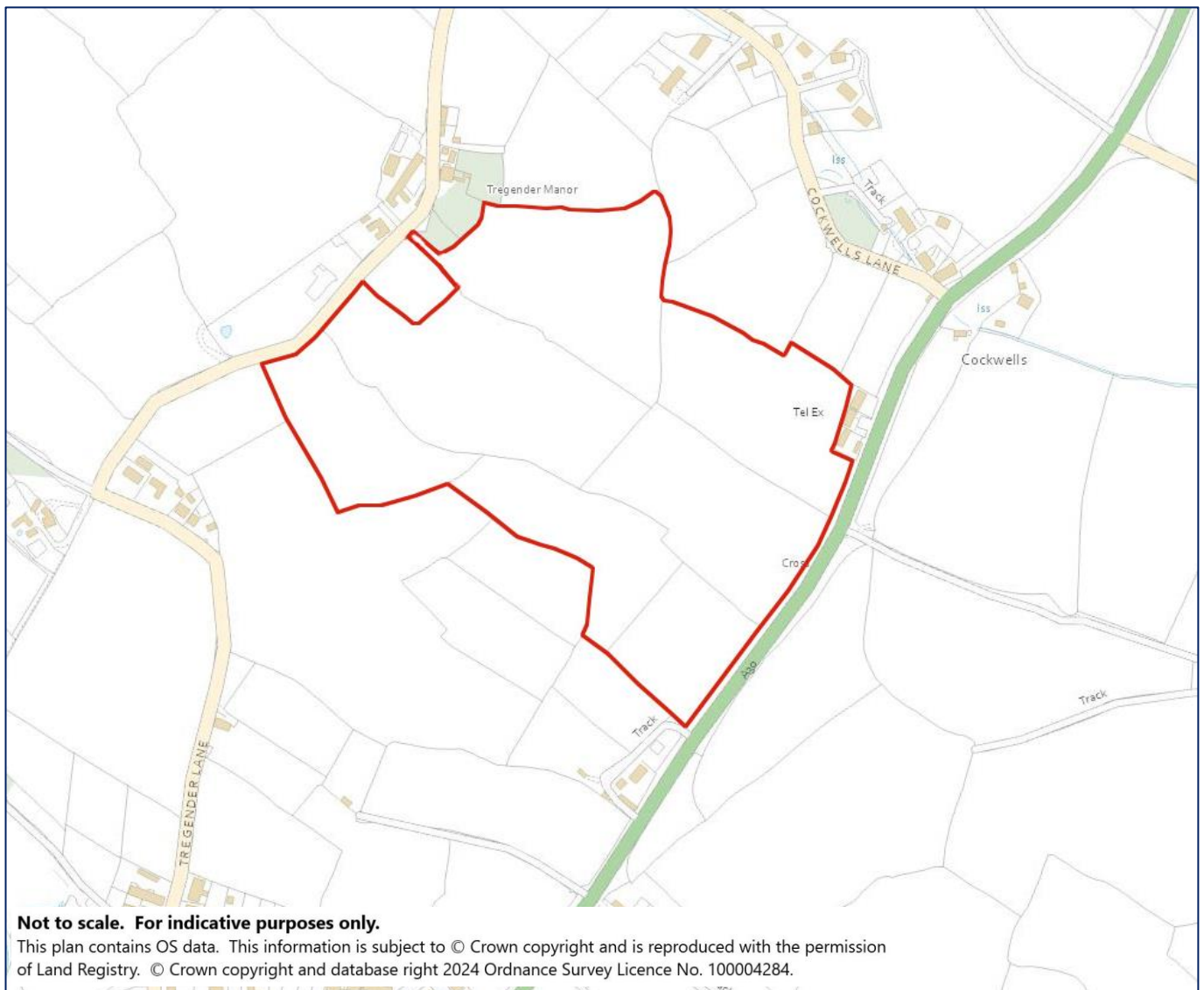
There are no services connected to the land. An unused water pipe has been partially laid close to the land with a metered connection to the mains supply. The vendors' will consent to the purchasers connecting to this pipe within twelve months of completion, subject to the usual easement and South West Water requirements. 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 neighbour has a right of way through the field gate off Tregender Lane to access their septic tank which is located within the fenced area just inside the gateway.

## 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 in West Cornwall in a well respected farming district approximately midway between the towns of Penzance and Hayle, just to the north of the village of Crowlas. The popular harbour town and tourist resort of Penzance is approximately 4 miles away by road to the south-west and the busy town of Hayle is approximately 4 miles away to the north-east.



## 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

Exit the A30 at Cockwells and follow the lane without deviation, bearing left at the grass triangle and continue past Tregender Manor and the land will be found on the left hand side as marked by the Lodge & Thomas for sale board. For ease, it is best to view the land via Tregender Lane.

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