

5.99 Acres of Land at adjacent to Woodfield House, High Lanes Road, Praze, Camborne, TR14 0NH



A 5.99 acre (approximately) parcel of land offering excellent accessibility, ideally located between Praze-An-Beeble and Leedstown, just 5 miles from the North Cornish coast.

Guide Price - £75,000 Freehold

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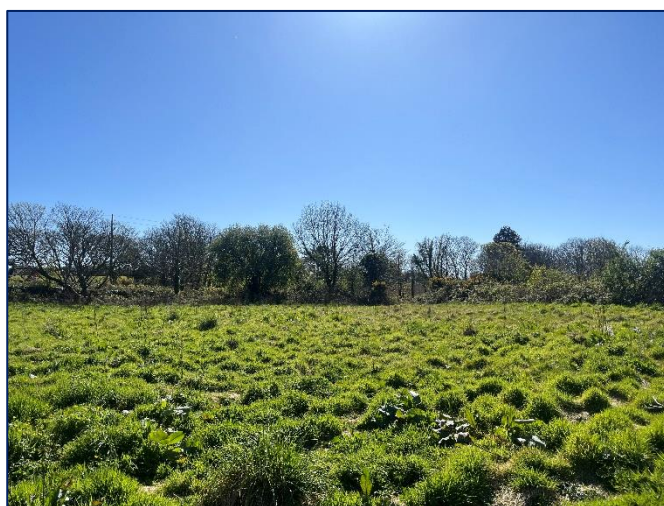
Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

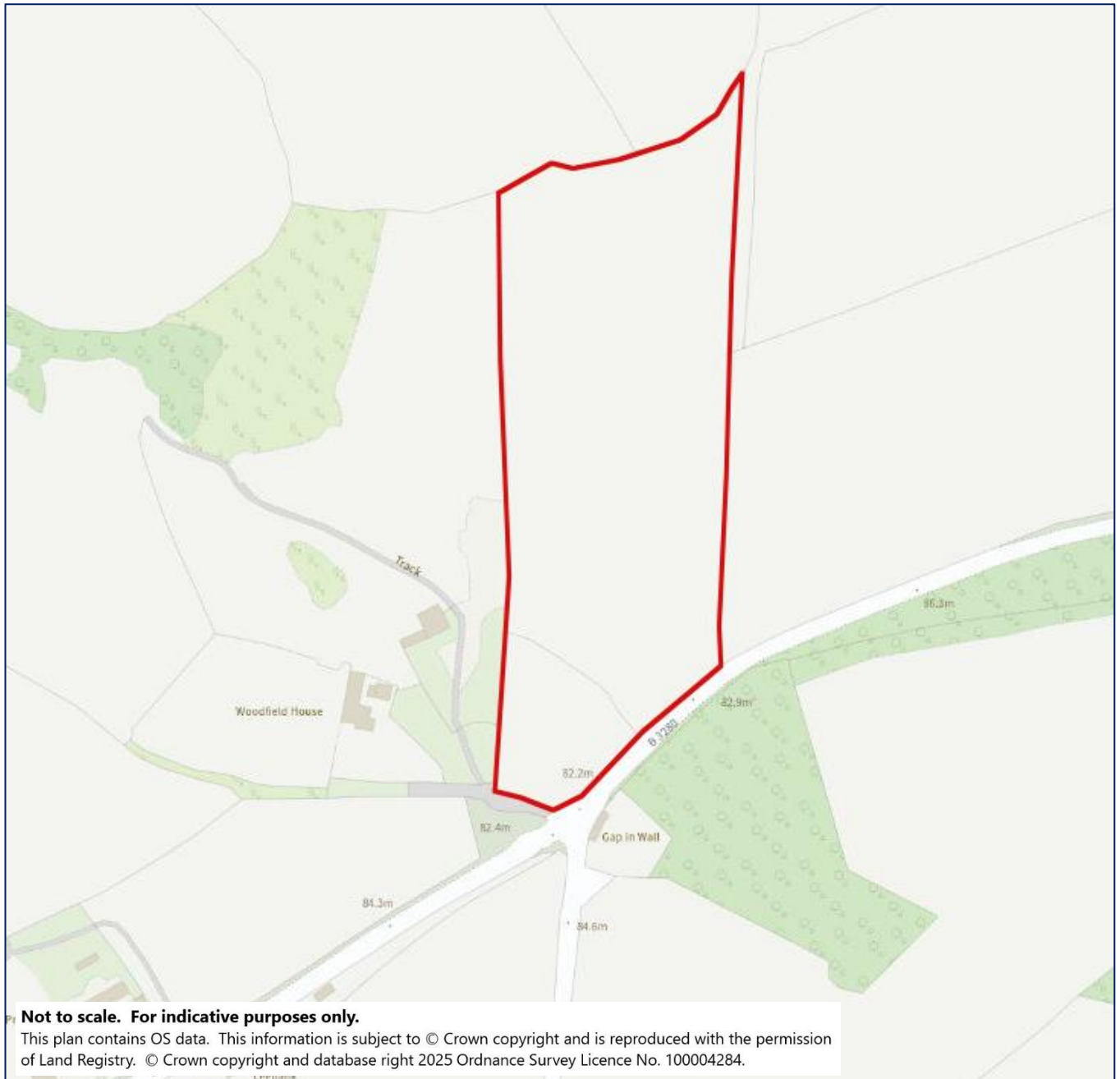
This attractive parcel of land comprises two well-defined enclosures with good access from Praze-An-Beeble. The land is conveniently located within easy reach of Camborne and the A30, making it accessible yet pleasantly rural.

Classified as Grade III on the Land Classification Map, it features gently sloping topography and is predominantly bounded by traditional Cornish hedge banks. Access is via a single point through a set of gates off a neighbouring private driveway.

Currently laid to pasture, the land has historically been used for grazing livestock and equestrian purposes, but it may also be suitable for growing crops or other agricultural activities.



Note: The property will be sold subject to a Covenant, whereby the land shall be used solely for agricultural purposes. The erection or placing of any caravans, mobile homes, or other structures intended for residential use or living accommodation is expressly prohibited. No buildings or structures shall be constructed or placed on the land other than those necessary for agricultural use. This covenant is being imposed for the benefit of the vendor's retained neighbouring land.



Services

No services are connected to the land. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

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.

Location

The land is located in a rural position between the villages of Leedstown and Praze-an-Beeble, both of which offer a range of local amenities. Camborne, the nearest town, provides a wider selection of services including supermarkets, schools, banking, and leisure facilities, as well as a mainline railway station with direct links to London Paddington and access to the A30. The property is also within easy reach of Hayle and Helston, and offers good connectivity to both the north and south Cornish coasts.



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

Leaving Praze-an-Beeble on the B3280 heading towards Penzance. Continue for around $\frac{3}{4}$ of a mile until you pass a turning on the right. Shortly after, slow down: the entrance to the land is via the gate on the right-hand side. Once through the gate, bear right.

[what3words:///quitter.candle.escalates](https://what3words.com/quitter.candle.escalates)