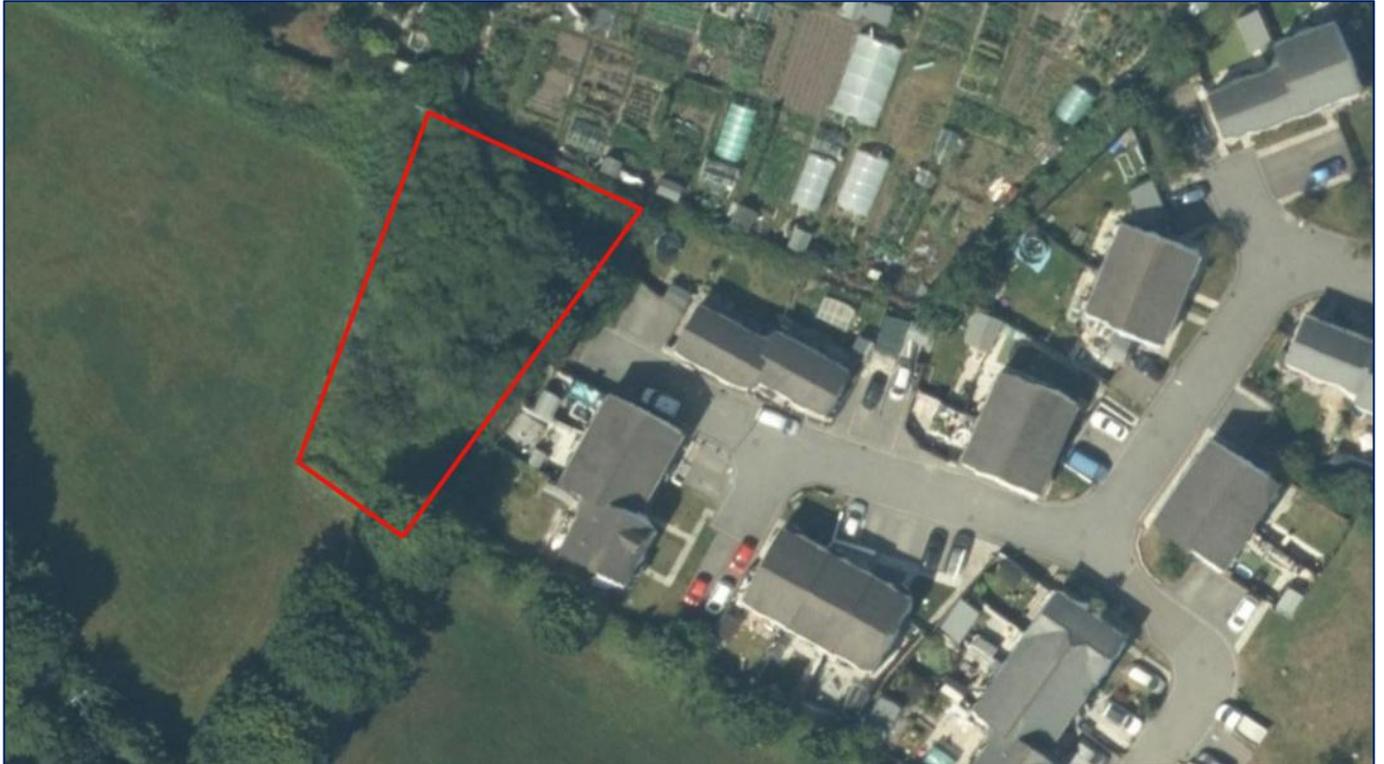


# LODGE & THOMAS

ESTABLISHED 1892

## Land off Poldory View, Carharrack, Redruth, Cornwall TR16 5AP



*A small parcel of amenity land on the edge of a residential development in a popular village.*

**Guide Price: £20,000 Freehold**

**01872 272722**

58 Lemon Street Truro Cornwall TR1 2PY  
property@lodgeandthomas.co.uk  
**lodgeandthomas.co.uk**

Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## Location

The busy village of Carharrack is centrally located some 7 miles south-west of Truro, 3 miles from Redruth and approximately 5 miles from Falmouth. The A30 is just 2 miles away, whilst the local amenities include a general store/Post Office and nearby, in St Day, a primary school and doctors surgery.

## The Land

Located at the head of a cul-de-sac, a parcel of land extending to approximately 0.2 of an acre. Currently overgrown, it abuts farmland and is gently sloping.

It could be ideal for wildlife conservation or as an allotment or subject to planning, some other form of development. The land has no planning history, and so interested parties are advised to make their own enquiries of Cornwall Council Planning Department, or a suitably qualified independent professional.

The land is only accessible by climbing over a hedge, but the sellers, a housing association, are willing in principle to provide access from their estate road as part of an acceptable purchase proposal.

## Services

No services are connected to the land. 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.

## 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

Proceed to the village of Carharrack and turn opposite the grocery store into Trevince Parc. Follow this road taking the second right into Sparry Lane and then the first right into Poldory View. Proceed to the top of the estate to the cul-de-sac between Nos. 15 and 16. The land for sale will be identified by a Lodge & Thomas for sale board, but bear in mind access is only available climbing over the hedge.

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