

## Land off Granny Polly Lane, Great Works, Ashton, Helston TR13 9TJ



*A single enclosure with Cornish hedge boundaries, approached over a stone surfaced track, extending to 0.44 acres.*

**For Sale by Informal Tender**  
**Offers to be Received by Wednesday 22<sup>nd</sup> April at 12 noon**

**Offers in Excess of £15,000 Freehold**

**Godolphin Cross, Germoe Ashton within 1 mile, Helston 6 miles and Penzance 9 miles**

## The Land

The land comprises a single enclosure bounded by Cornish hedges with some hedgerow trees providing shelter and shade, with a gated entrance off Granny Polly Lane. The land is level to gently sloping and would be ideal for hobby farming, horticultural, pets or poultry.

The land is situated nearby to Tregonning, Godolphin and Tresowes Hills and is situated within an Area of Great Landscape Value and a World Heritage Site. There is good riding out in the immediate vicinity over the former mining tracks and trails and country lanes.

There are good local services, village shops, public houses in the nearby village of Breage, Ashton, Praa Sands and Rosudgeon and further amenities in the well served towns of Helston, Penzance.



**AGENTS NOTE:** The sale of this land will be subject to an overage clause, triggered by residential planning consent being obtained on the land within 25 years of completion. 25% of any enhanced value will be payable to the vendors or their successors.

## Services

No services are connected to the land. Interested parties are advised to make their own enquiries to the relevant service providers. NB. It is thought that mains water is in the lane.



**Not to scale. For indicative purposes only.**

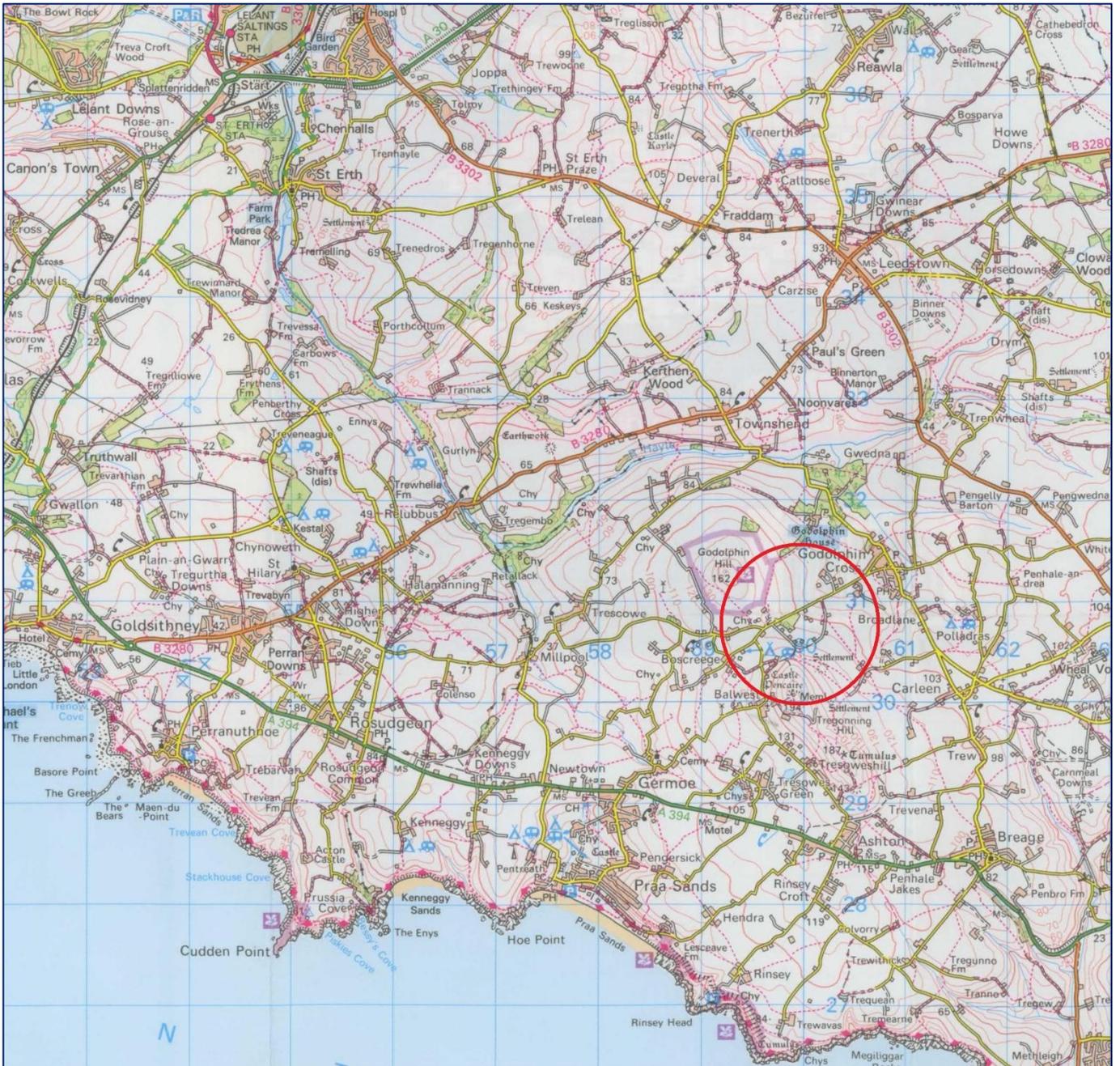
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### Wayleaves, Easements & Rights of Way

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

From Ashton, follow the road round to Balwest onto Boscreege,. Follow the road round to the right towards Godolphin and turn right into Granny Polly Lane and the field will be found a short distance on the right hand side as marked by a Lodge & Thomas for sale board. [what3words.com/cashiers.custom.praised](http://what3words.com/cashiers.custom.praised)

Photographs taken November 2025