



Land at Blackacre , St. Columb, Cornwall TR9 6JA

45.86 Acres of productive arable land 1.75 miles
from A30/A39 junction

A30/A39 Junction 1.75 miles - St Columb 3 miles - Bodmin 10 miles

• Going to Best and Final Offers Noon Thurs 30/9/21 • Lot 1 - 23.18 acres Guide £200,000 • Currently sown to pasture • Lot 2 - 22.68 acres Guide £185,000 • Mains water and electricity available for connection • Currently cropping potatoes • Gently south-facing • Potential to erect ag buildings (STP)

Guide Price £385,000

01872 264488 | truro@stags.co.uk

SITUATION

The land is situated 1.75 miles from A30/A39 Junction, just to the north of the A30. It lies roughly midway between St Columb, Indian Queens and Victoria on the south facing slopes of a the land between Castle an Dinas Hill and Goss Moor. All 3 fields enjoy long frontage along the Blackacre Road and the most northerly field has frontage along the St Columb to Victoria Road. The land is accessed from two gateways onto Blackacre Road. The land lies between 140 metres and 155 metres above sea level and enjoys wonderful views towards the China Clay hills to the south and also has glimpses of the sea to the west.

DESCRIPTION

The land comprises 45.86 Acres of predominantly productive arable land in 3 practical sized fields. It is available in 2 lots. Both lots are enclosed by generally stockproof Cornish hedges and have internal gateways between them. Each lot has potential to erect an agricultural barn, or stables (STP).

Lot 1: 23.18 acres of relatively level land comprised in a single field and currently sown to grass. Guide £200,000

Lot 2: 22.68 acres of strong ground in two fields, currently growing potatoes, following an arable crop. Guide £185,000

Both lots are likely to suit a buyer wanting to create a smallholding, the land being sufficiently versatile to be used for arable crops, cropping or grazing pasture.

SERVICES

We understand that mains water, whilst not currently connected is available for connection in Blackacre Road. An overhead mains electricity line crosses Lot 1 and also runs along Blackacre Raod, past Lot 2. Purchasers must satisfy themselves on these points and the suitability for connection.

AGRICULTURAL & ENVIRONMENTAL SCHEMES

The land has been claimed for agricultural subsidies and BPS entitlements can be included within the sale. The land has been claimed under the Environmental Stewardship Entry Level Scheme (ELS). Further details are available upon request).

WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any Wayleave Agreements in respect of any electricity or telephone equipment crossing the property, together with any restrictive covenants or public or private rights of way. There are no footpaths or bridleways shown on the Ordnance Survey Plan that cross the property.



SPORTING AND MINERAL RIGHTS

The sporting and mineral rights such as are owned are included within the sale.

LOCAL AUTHORITY

Cornwall Council. County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. T: 0300 1234100, www.cornwall.gov.uk.

PLANS AND BOUNDARY FENCES

A plan which is not to be relied upon is attached to these sale particulars. Purchasers must satisfy themselves from inspection or otherwise as to its accuracy.

A strip of land, parallel to the southern boundary of Lot 1 is being retained by the vendor to facilitate access to retained land to the west. This strip measures 8m from the existing fence running alongside the hedge and ditch and has its own separate gateway. Prior to completion, the vendor will complete the erection of a stockproof fence along the new boundary between Lot 1 and the retained strip.

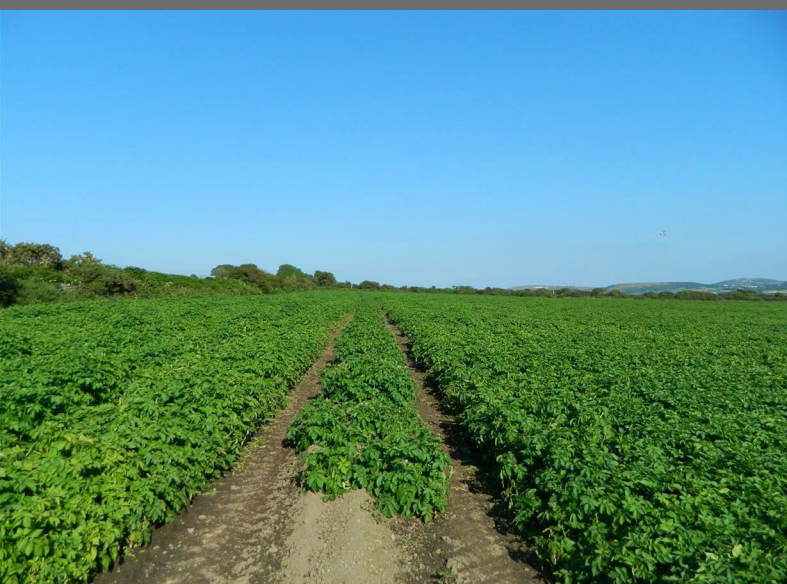
VIEWING

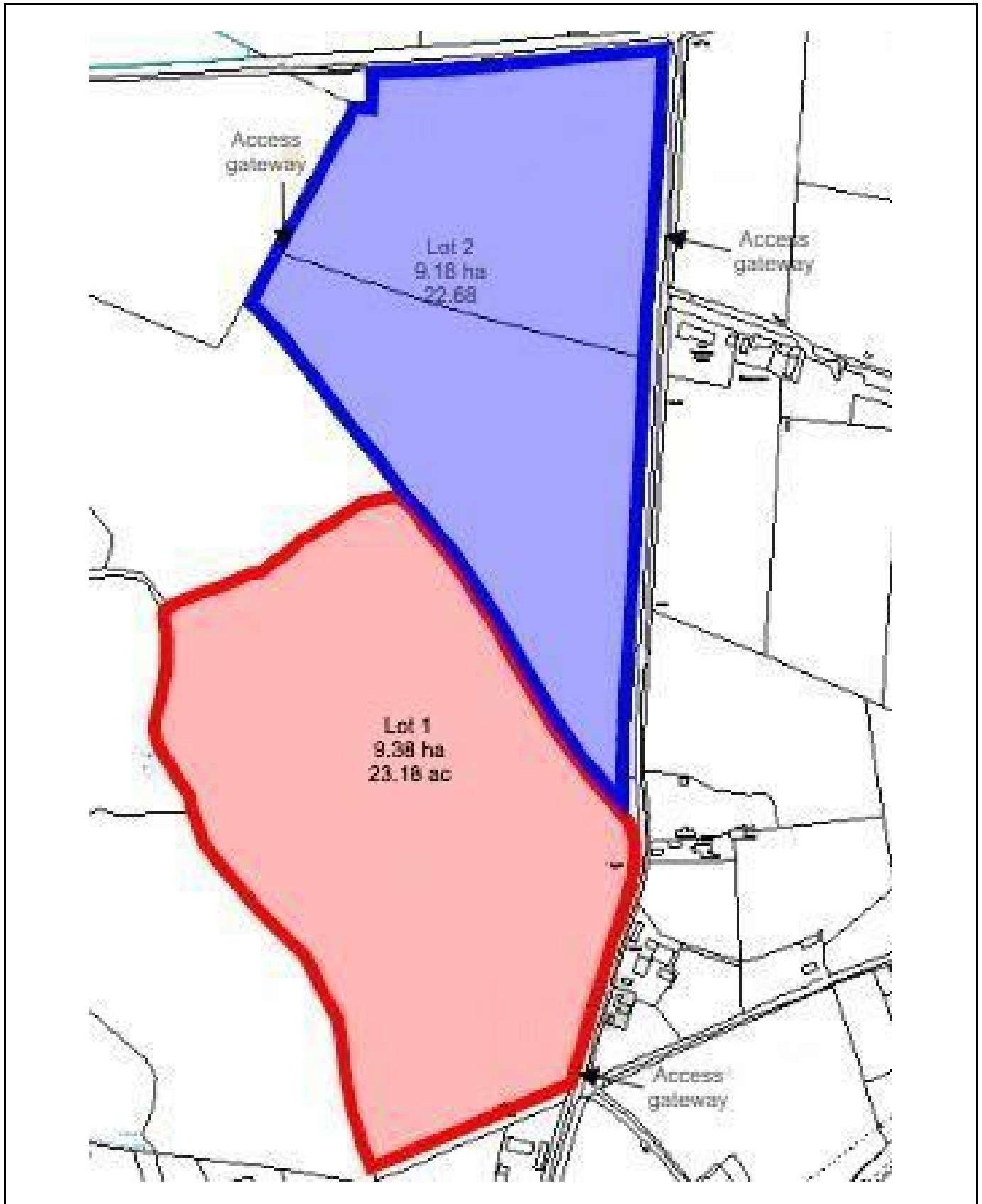
Viewing of the property is strictly by prior appointment through the vendor's appointed agents, Stags Truro Office. N.B. Farms and land can be dangerous places. Please take care when viewing the property, particularly in the vicinity of

farm livestock. PLEASE LEAVE ALL GATES AS YOU FIND THEM AND DO NOT TAKE DOGS ON THE LAND, there maybe cattle grazing the pasture.

DIRECTIONS

From The intersection of the A30 and the A39 at Indian Queens, turn off the A30 and take the turning off the roundabout, after the A39, signed Indian Queens and Screech Owl Sanctuary. Continue to the end of this road and turn right at the mini roundabout, still following signs for the Owl Sanctuary. Continue for 1 mile and turn right, signed Blackacre. The land will be found on the left hand side after 0.6 of a mile, immediately after Blackacre Nursery. (Approaching from the northern end of Blackacre Road, the access to Lot 2 is the first gateway on the right, Lot 1 is the second.) A For Sale board has been erected.





61 Lemon Street, Truro, TR1 2PE
01872 264488
truro@stags.co.uk



@StagsProperty