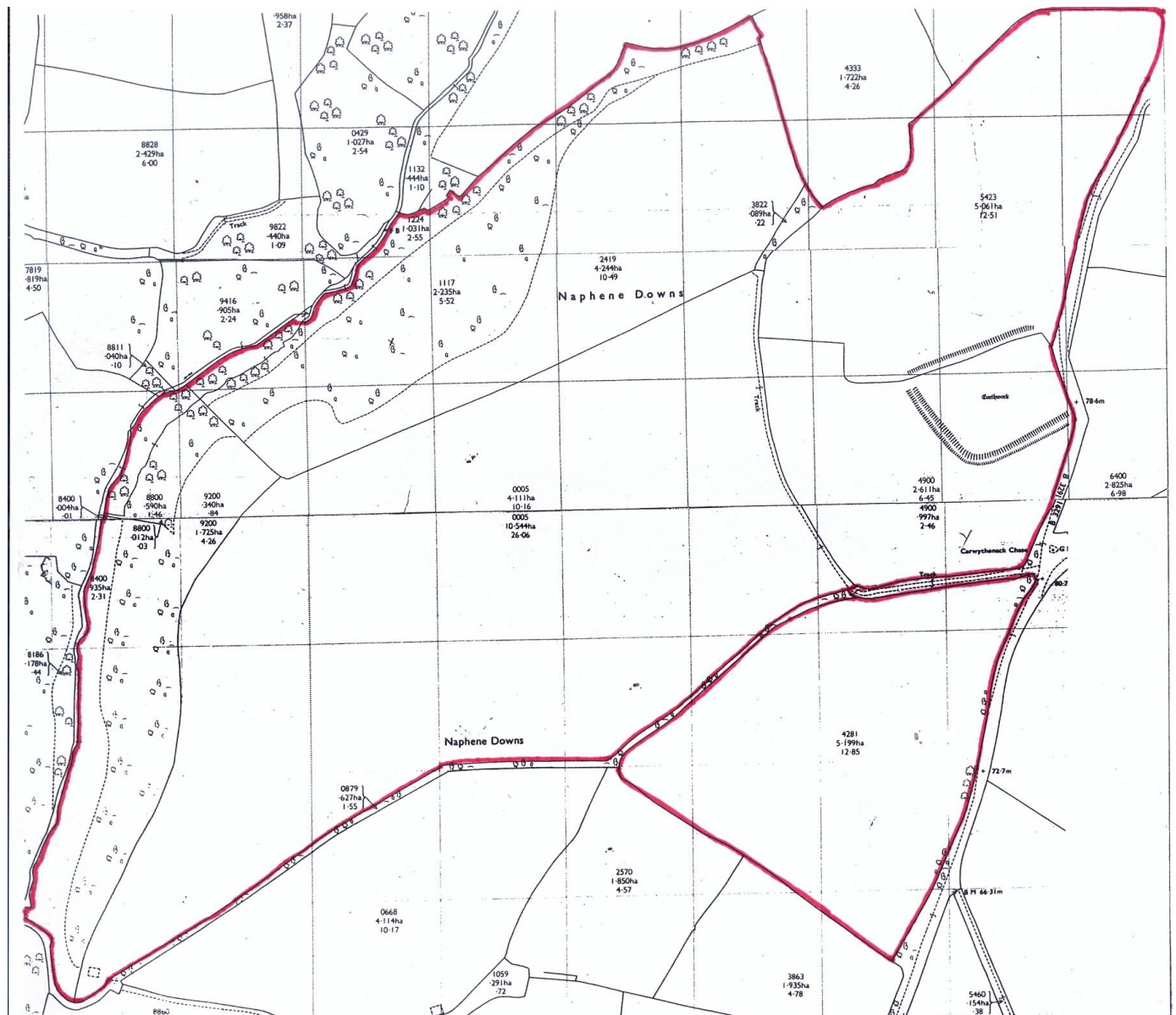


CARE & COMPANY

ESTATE AGENTS • AUCTIONEERS • VALUERS



Land at Naphene & Carwythenack TR11 5RR
Extending in all to approximately 98 acres, located
between Gweek and Constantine. Offers are invited
for the freehold interest.

**Best & Final Offers by 12 noon on
Friday 16th September 2022.**

Monument House, 58 Coinagehall Street, Helston, Cornwall TR13 8EW

Tel: 01326 565956

An excellent block of land extending in all to approximately 98 acres conveniently located between the villages of Gweek and Constantine. Approximately 80 acres of the land is divided into five main enclosures and is mainly level or gently sloping. The land is capable of producing a wide variety of rotational crops. The remainder of the land lying on the north western boundary is steep and mainly natural regenerating woodland bordered by a stream. The land is registered for the Basic Farm Payment Scheme and entitlements can be made available by separate negotiation.

LAND SCHEDULE

OS No	Acres
1224	2.55
1117	5.52
2419	10.49
3822	0.22
5423	12.51
4900	8.91
4281	12.85
0005	36.22
8800	1.49
9200	5.10
8400	2.32
TOTAL	98.18

Mains metered water supply.

Existing Farm Business Tenancy –

OS no's 5423 and 0005 (approximately 48.73 acres) are currently let to Rowe Farming until 31st August 2023. The rent is £350 per acre (based on 48 acres) and the purchaser will be entitled to the balance of rent from legal completion.

Best & Final Offers by 12 noon on Friday 16th September to....

CARE & COMPANY

58 Coinagehall St, Helston. TR13 8EW

01326 565956

careandcompany@careandco.co.uk www.careandco.co.uk

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