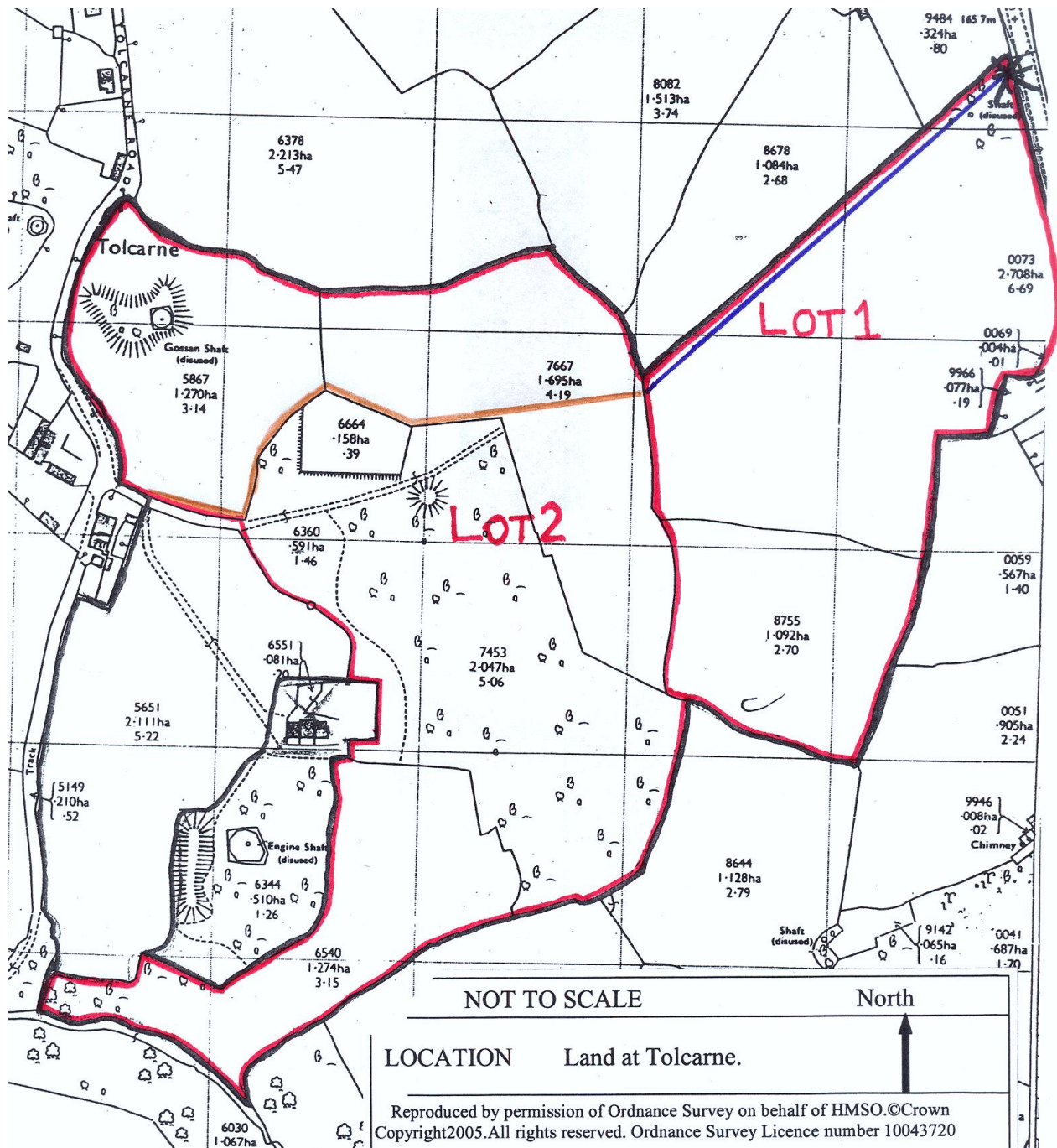


CARE & COMPANY

ESTATE AGENTS • AUCTIONEERS • VALUERS



Land at Tolcarne, Beacon, Camborne. TR14 9AB

Two useful blocks of grazing land.

Lot 1 – approximately 9.4 acres divided into two enclosures.

Lot 2 – approximately 17.3 acres consisting of approximately 10.5 acres of grazing together with rough grazing/burrow land.

BEST & FINAL OFFERS INVITED BY 12 NOON 3rd SEPTEMBER 2021

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

Tel: 01326 565956

Land at Tolcarne, Beacon, Camborne TR14 9AB

LOT 1 – Comprises two enclosures in all extending to approximately 9.4 acres. The land is level and has direct access to the adopted highway running between the villages of Troon and Beacon.

Development Clause – The land is sold as agricultural lane and if in the future planning permission is obtained for residential or commercial development there will be an uplift clause whereby the seller or her successors in title will be entitled to 30% of the enhanced value of the land.

Water Supply Within three months of completion the seller will install a new mains metered supply (subject to the availability of South West Water). The new meter will be positioned in the gateway at the north eastern corner of the land. At the time of installation the seller will also install two additional meters and will reserve the right to lay two pipes adjoining the northern boundary to supply water to Lot 2 and the retained land. The installation of the pipework is to be completed within six months of legal completion and there will be, as part of the contract, a formal easement for future repair/renewal etc. The approximate position of the proposed pipeline is as shown blue on the plan.

LOT 2 – The land in all extends to approximately 17.3 acres and is divided into three main grazing enclosures together with an area of rough grazing and burrows. The land is mainly level and is accessed from Tolcarne Road via a field gateway in the north western corner.

Water Supply Within three months of completion the seller will install a new mains metered supply (subject to the availability of South West Water). A new meter will be installed in the north east corner of Lot 1 and an easement will be granted for the laying of a pipeline in the approximate position as shown blue crossing Lot 1. The purchasers will be responsible for installing their water supply from the meter within six months of legal completion. The seller will reserve a right to lay and maintain a water supply across Lot 2 in the approximate position as shown brown on the plan. The installation of the pipework is to be completed within six months of legal completion and there will be, as part of the contract, a formal easement for future repair/renewal etc.

BEST & FINAL OFFERS ARE INVITED FOR LOTS 1 & 2 SEPARATELY OR AS A WHOLE BY 12 NOON 3rd SEPTEMBER. ALL OFFERS ARE TO BE SUBMITTED IN WRITING TO THE SELLING AGENTS

Viewing is strictly by appointment with

CARE & COMPANY

58 Coinagehall St, Helston. TR13 8EW

01326 565956

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