



Carharrack, Redruth

£160,000 Freehold



MAP estate agents
Putting your home on the map



Description

Nestling within a gentle sloping valley in a rural location on the outskirts of the village of Carharrack, this is a rare opportunity to acquire a parcel of land amounting to 4.35 acres (1.76 Hectares).

The majority of the land is enclosed pasture and there is the additional benefit of a mature area of copse which features a barbeque space and outside seating allowing for further enjoyment of the land. There is also a wildlife garden with a range of saplings and shrubs.

The land is enclosed and access is via a gated entrance off a lane from Wheal Damsel Road, unusually with sales such as this our vendors are not putting any restrictions on its use and subject to any required consent via Cornwall Council, potential buyers will be able to develop the land to their own requirements.

Located off a track from Wheal Damsel Road, the land lies between the village of Carharrack and the ancient site of Gwennap Pit which is at Busveal. Convenient for access to the major towns of Redruth, Falmouth and Truro, there are also the nearby villages of St Day and Lanner. Country walks pass through the area as does the coast to coast footpath linking Portreath to Devoran.



AGENT'S NOTES

Please be advised that this part of Cornwall has extensive historic mining activity and prospective purchasers would be advised to commission a mining report prior to committing to a purchase.

SERVICES

The land does not have any services connected to it although it should be noted that the adjacent property has a Bore Hole water supply and this could well be a suitable means of obtaining water for the site.

DIRECTIONS

From the centre of Carharrack head out of the village towards Falmouth on the B3298 and after passing Chapel Terrace on the right, take the next right and immediately go right again (marked with a tourist sign for Gwennap Pit) into Wheal Damsel Road. The road then bears left and straight ahead is a track with a sign saying Gershoms Ark, from this track down into the valley and at the bottom is the entrance to the field on the right hand side. Your can turn a vehicle at this point if required. If using What3words:- Recorder.Fuels.innovator.



MAP's top reasons to view this home

- Freehold parcel of land
- 4.35 acres (1.76 hectares)
- Land laid mainly to pasture
- Mature copse with B.B.Q area
- Wildlife garden
- Private gated access
- Well defined boundaries
- Chain free sale
- Rural situation
- Rare opportunity

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
01872 672250 (Truro)

sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

IMPORTANT: Map estate agents for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Map estate agents has any authority to make or give any representation or warranty in relation to this property.