



Land & Woodland at Chyverton

Truro, Cornwall

Carter Jonas

Land & Woodland at Chyverton Zelah Truro Cornwall

A substantial and varied block of level pastureland, mature broadleaf woodland, conifer plantations, heathland and a nature reserve, including a redundant building.

In all extending to 70.72 acres.

For sale by private treaty as a whole or in up to three lots.

Carter Jonas



Property

A diverse, picturesque and peaceful swathe of woodland encompassing a fantastic range of habitats.

Lot 1: 11.87 acres of predominantly level, open pastureland suitable for a wide range of uses, encircled and protected by mature trees and woodland.

Lot 2: 7.76 acres of broadleaf woodland surrounding two pretty grassland paddocks, with a redundant building located centrally within the plot.

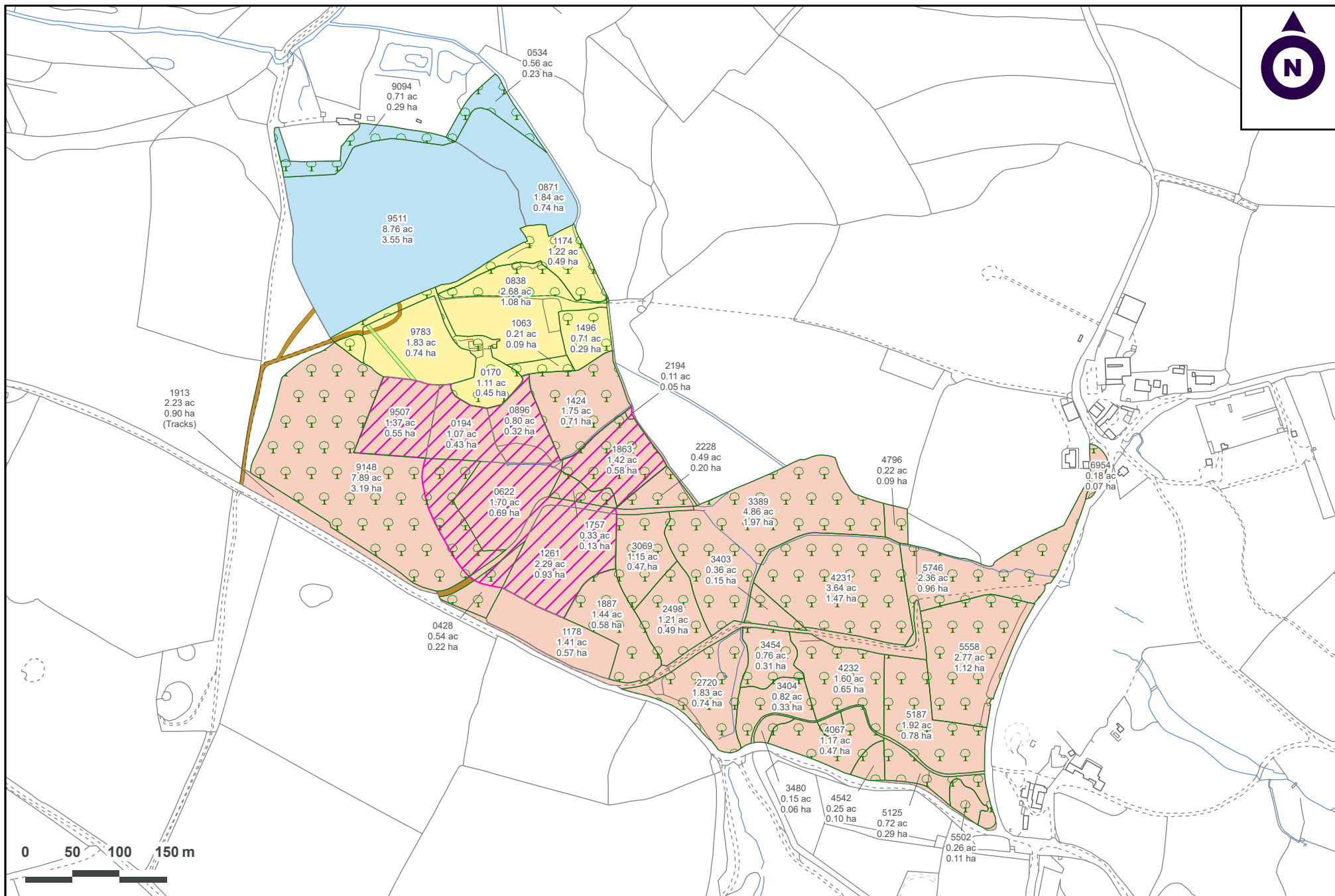
Lot 3: 51.10 acres of mature woodland and open heathland incorporating a Cornwall Wildlife Trust nature reserve.

Location

Positioned in a quiet and peaceful setting in central Cornwall, close to both the city of Truro and the north coast, with excellent access via a minor country road that runs alongside the woodland.







Amenities

Mainline train services run from Truro direct to Plymouth, Exeter and London, including a sleeper train. National and international flights run from Newquay International Airport, approximately 15 miles away, and the proximity to the A30 allows easy and quick access up and down the county to many other towns, villages and the myriad of destinations that Cornwall has to offer. The nearby villages of Zelah, Goonhavern and Shortlanesend have a good range of local shops, post offices, public houses and local amenities.

Farm Buildings

A single storey, block wall with an open pitch sheeted roof, measuring approximately 5.6m x 3.6m, with an additional small outbuilding, is located within woodland, centrally in Lot 2.

Method of Sale

The property is offered for sale by private treaty.

Tenure & Possession

The pastureland in Lots 1 and 2 may be under a short term/annual grazing/mowing licence dependant on the date of sale, granted to ensure the land is managed and maintained.

Part of Lot 3, shown hatched on the plan, is subject to a long lease in favour of Cornwall Wildlife Trust. Further details of the tenancies can be provided by the agent.

Overage

Lot 2 will be sold subject to an overage agreement for a period of 25 years to cover the grant of any planning permission for any use other than agricultural and equestrian, with the vendor entitled to 25% of any uplift in the property's value as a result of any permission. The overage will be triggered by the granting of planning consent and will be payable within 30 working days of the grant of planning consent.

Designations

Part of Lot 2, let to Cornwall Wildlife Trust, is a Site of Special Scientific Interest (SSSI). An area of Lot 2 surrounding the SSSI is a County Wildlife Site.

Services

No services are connected to the land at present.

Wayleaves Easements & Rights of Way

A public footpath runs over Lot 2.

Sporting Timber & Mineral Rights

Included, insofar as they are able to. Historic mining activity has taken place on parts of the land.

Local Authority

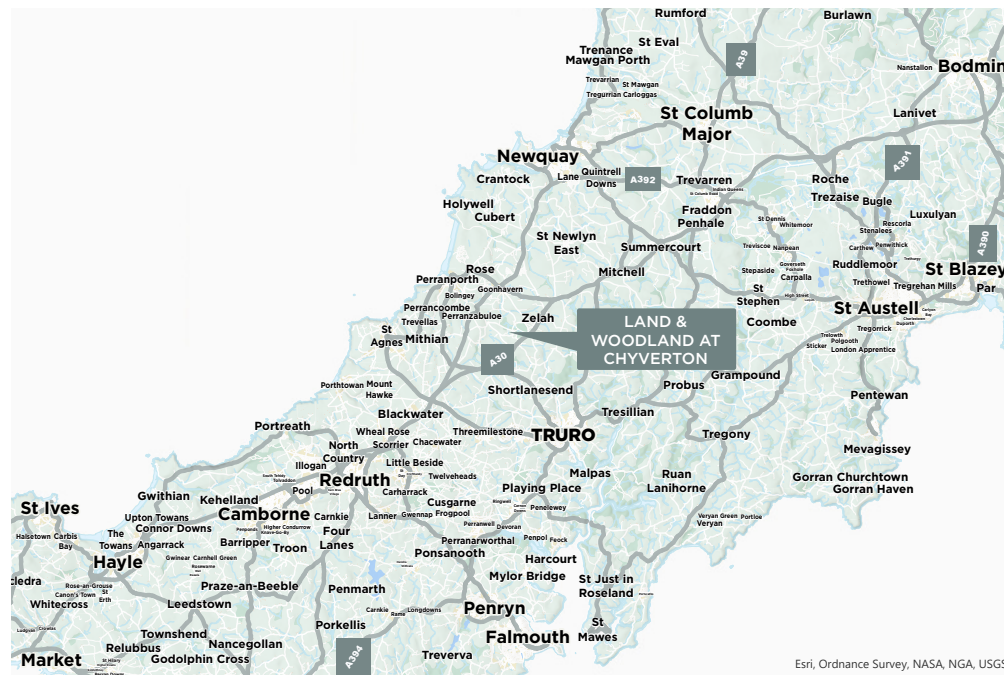
Cornwall Council
cornwall.gov.uk

Viewings

By appointment via the agents.



/// rejected.giraffes.awesome



Truro

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