



Land at Chynoweth Farm

TRURO, CORNWALL

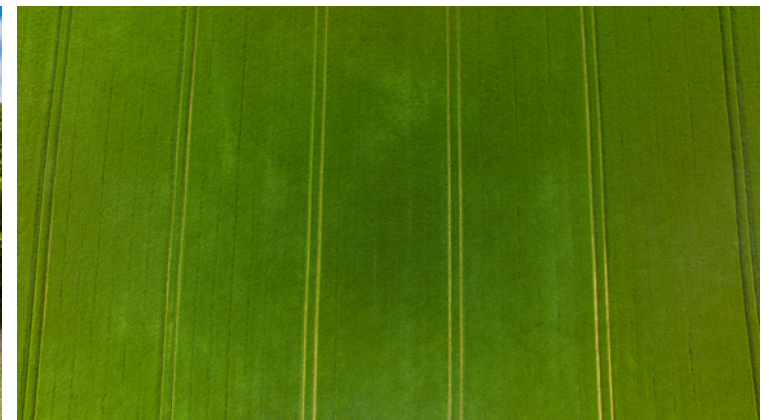
Carter Jonas

LAND AT CHYNOWETH FARM ST ALLEN TRURO CORNWALL

A productive block of Grade 2/3 arable land with a farm building, located in an accessible and strategically central position within Cornwall.

- Grade 2/3 arable land
- Agricultural building
- Suitable for agricultural, equestrian and amenity uses
- Approximately 1 mile from the A30
- Income generation & investment potential
- For sale as a whole or in 2 lots
- Approximately 91.07 acres in total

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LOCATION

The land is located to the north of the city of Truro, adjacent to the B3284 as it runs between the A30 and Truro. Accessed from numerous entrances from both the B3284 and an additional public highway that runs through the middle of the land, the agricultural building is positioned adjacent to an entrance onto the public highway.

LAND

The land consists of a commercial block of bare agricultural land of a high quality, being classed as Grade 2 and Grade 3 on the Agricultural Land Classification map. According to the Cranfield University Soilscape database the soil is predominantly classified as freely draining slightly acidic loamy soils, usually associated with arable and grassland.

7 large fields encompass the entire holding, which consists of level, productive farmland that gently slopes northwards into the

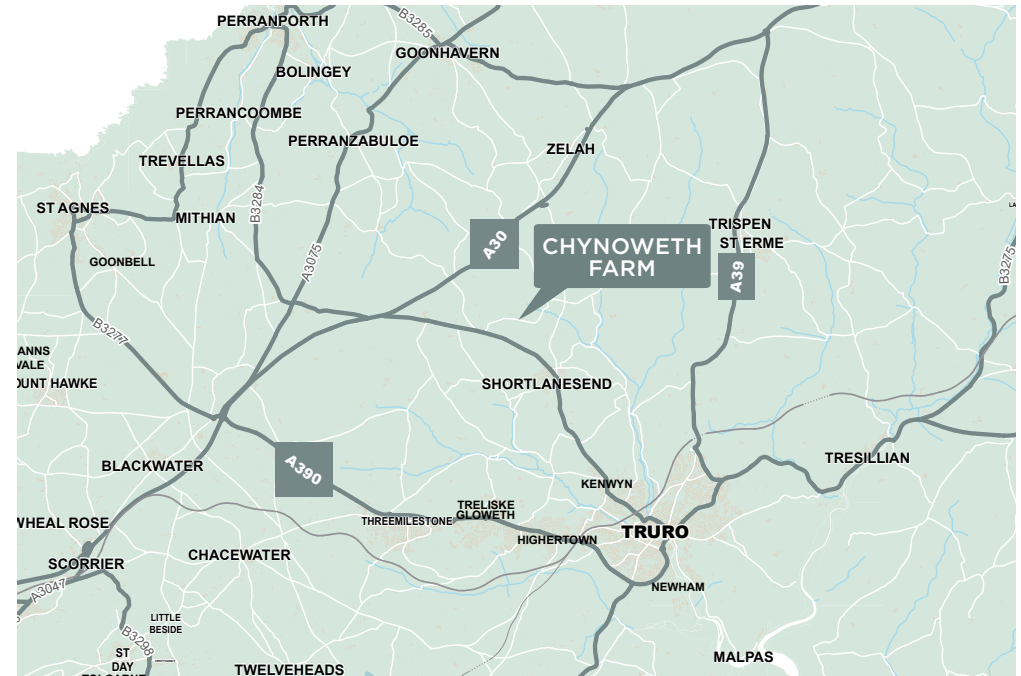
valley. Occupied and managed to a high standard the land is currently in winter and spring arable crops but has recently been used for cauliflower and grass production, a cropping schedule can be provided by the agent on request. A strip of land forming part of the current cultivated area along the northern woodland boundary is being retained as a buffer strip for environmental purposes. All but one field has its own independent road access in addition to inter field access gateways.

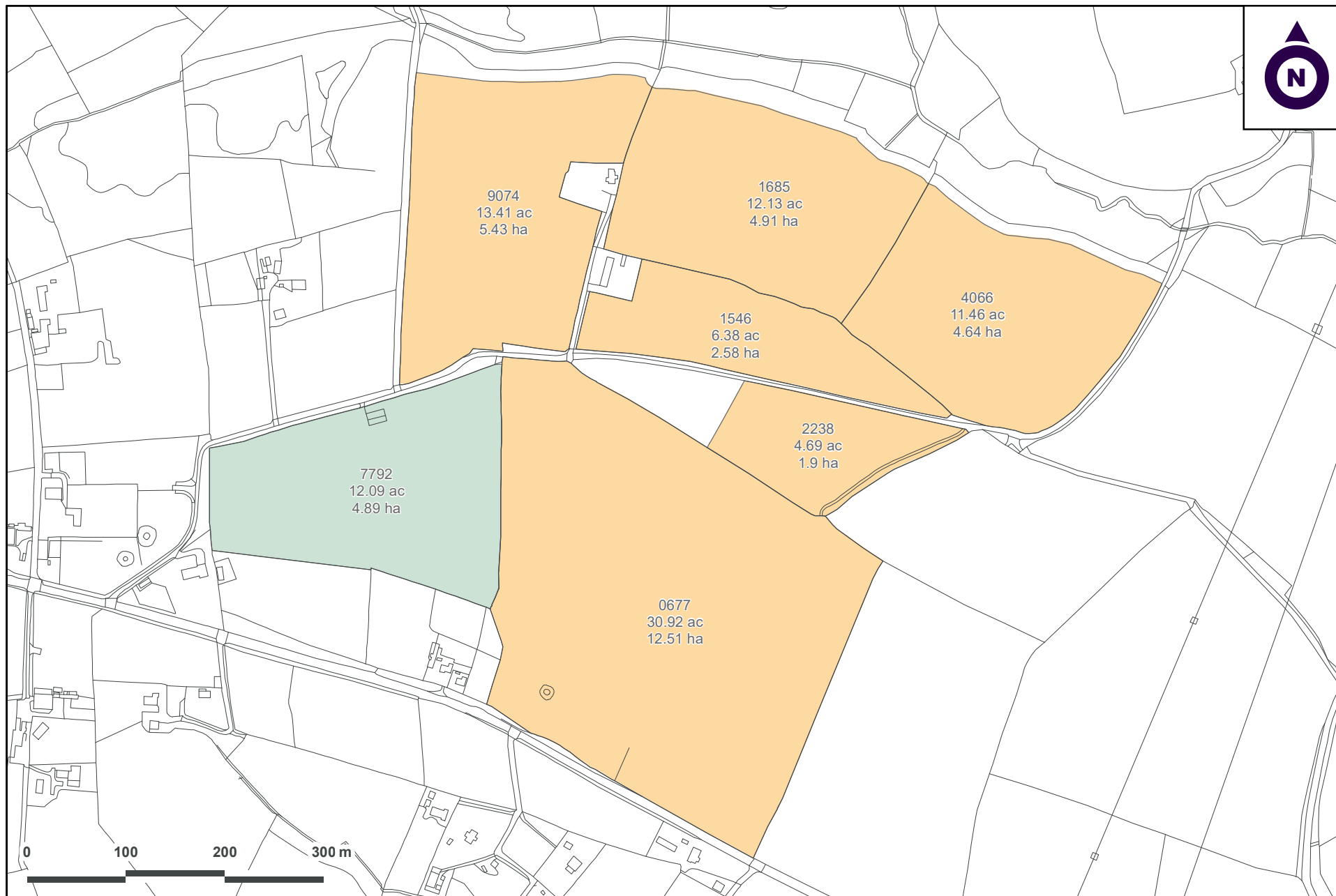
Access to field 0677 via the gateway in the far north, opposite the entrance to the residential dwellings and currently closed off, will not be granted.

The individual lots can be described as follows:

Lot 1 - 78.99 acres of level arable land situated in 6 fields.

Lot 2 - 12.09 acres of level arable land in one field along with an agricultural building, with two roadside accessways including one to the buildings area.







FARM BUILDINGS

A timber frame agricultural building in poor condition is positioned adjacent to the minor country road that runs through the property. Positioned on the edge of a 12.09 acre field (Lot 2) with land on three sides, the building has its own access and is partially shielded from the road by a wide verge with mature trees and vegetation.

Consisting of a 18m x 6m timber framed building in need of repair or replacement, with a concrete floor and associated adjacent block buildings in a dilapidated condition, the entire building area measures approximately 18m x 18m.



METHOD OF SALE

The property is offered for sale by private treaty as a whole or in 2 lots.

TENURE & POSSESSION

The freehold of the property is offered for sale, all the land being subject to one of two cropping licences due to expire on either 28th September 2022 and 30th November 2022, with a combined rent of approximately £16,390 per crop being paid for the land being sold. Further details can be provided by the agent. The vendors will retain all payments due if completion takes place prior to the end of the cropping licences.

BASIC PAYMENT SCHEME

The sale includes the Basic Payment Scheme entitlements. These are currently held by the vendor and will be transferred to the buyer on completion. The 2022 payment will be retained in full by the vendor.

SERVICES

No services are connected to the land. However, due to the proximity of roads and neighbouring residential properties, it is expected that services could be connected relatively easily. Buyers are to make their own enquiries.

If the lots are sold separately, Lot 2 will benefit from a water pipe laid underground from the lot boundary to the water main that passes under Lot 1 and an easement will be granted to allow an independent mains water connection to be made by the buyer to serve Lot 2.

ENVIRONMENTAL SCHEMES

No environmental schemes are present on the land.

DESIGNATIONS

A Site of Special Scientific Interest and County Wildlife Site are located to the north and north-west of the property, the retained land forming a buffer strip between the property and the designated areas.

HOLDOVER & EARLY ENTRY

Following clearance of crops and expiry of the cropping licences early entry may be available on exchange of contracts.

ADDITIONAL INFORMATION

A cropping schedule is available from the agent on request.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

A public right of way runs over Field 0677 in Lot 1, between the B3284 and the minor public highway, along the boundary with Lot 2.

A water main runs over Field 0677 in Lot 1. The property is to be sold subject to, or with the benefit of, all Wayleaves, Easements, Quasi Easements and Restrictions whether mentioned in these particulars or not.

VAT

Not payable.

SPORTING TIMBER & MINERAL RIGHTS

Mineral rights are excluded, sporting rights are included.

LOCAL AUTHORITY

Cornwall Council
cornwall.co.uk

DIRECTIONS

Leave Truro on the B3284 towards Shortlanesend. Pass through the village and continue towards the A30. The land is located on the right hand side of the road approximately 500m after leaving the village, prior to entering Allet. On entering Allet, take the first turning on the right to access the public highway that runs through the land.

From the A30, leave at the Chybucca junction and head towards Truro on the A3284. At Allet take the second left onto the public highway that runs through the land. Continue on the B3284 towards Truro and the land is on the left hand side as you leave the village.

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