

Land at Hendra, Weldron, Cornwall, TR13 9EL

A rare opportunity to purchase some 7.98 acres of pasture land with 5 stables and 60m x 20m arena. In lovely, rural spot. Planning granted, reference PA23/06916 & PA23/00388. Water is supplied via a well and pump with a 2KL and 5KL water tank on site.

Planning granted for

- An equestrian barn with 5 internal boxes, tack room, feed room, rug store and wash down bay
- 60m x 20m arena
- Entrance track

Rights of Way, Easements and Wayleaves

The property is sold subject to contract and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations and all wayleaves whether referred to or not within sales particulars. Western Power Distribution has rights over the land through an easement. Cornwall Council Mapping does not indicate any footpaths or bridleways crossing the property.

Agents notes

Sold freehold with vacant possession. Viewings strictly by appointment with the sole agent – Churchill Country & Equestrian 01403 700 222

Plans

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external and internal boundaries prior to offering.

Local Authorities

Cornwall Council, City Hall, Treyew Road, Truro, TR1 3BJ

Location

The land is situated North of the village of Wendron, 4.5 miles from the town of Helston and 13.7 miles outside of Truro. Sithians Showground is just 6.4 miles away and holds an annual show in which thousands of visitors look forward to and attend each year.

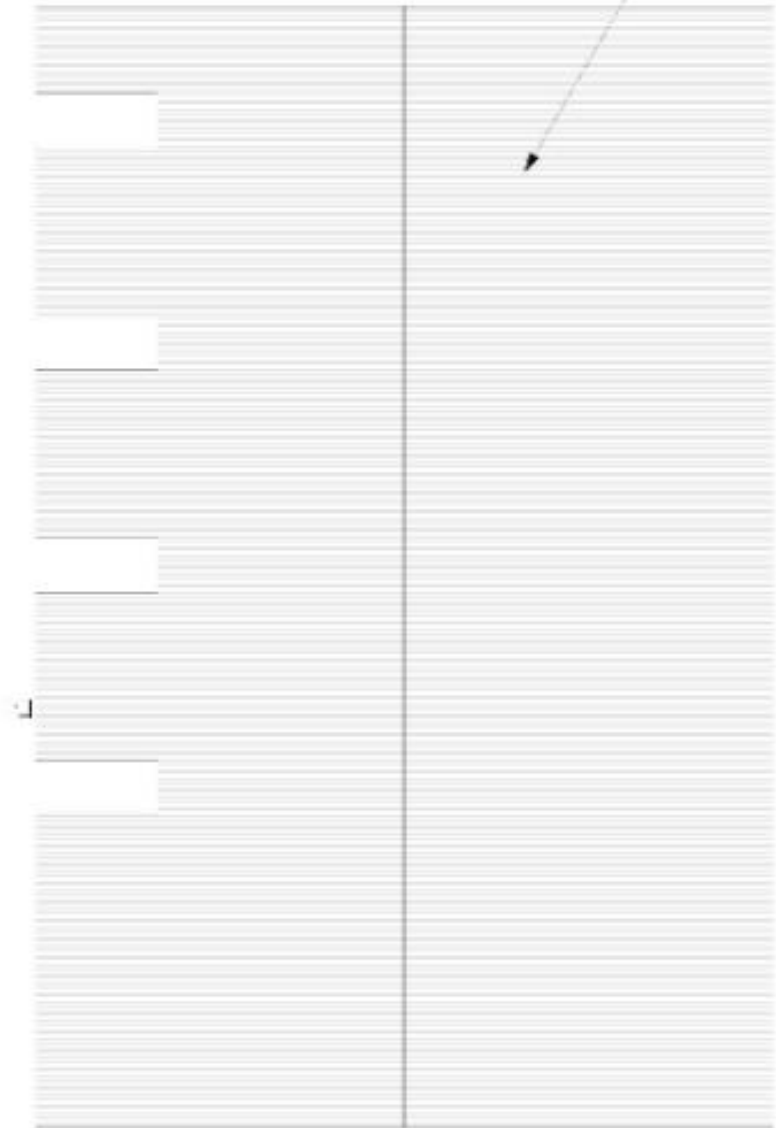
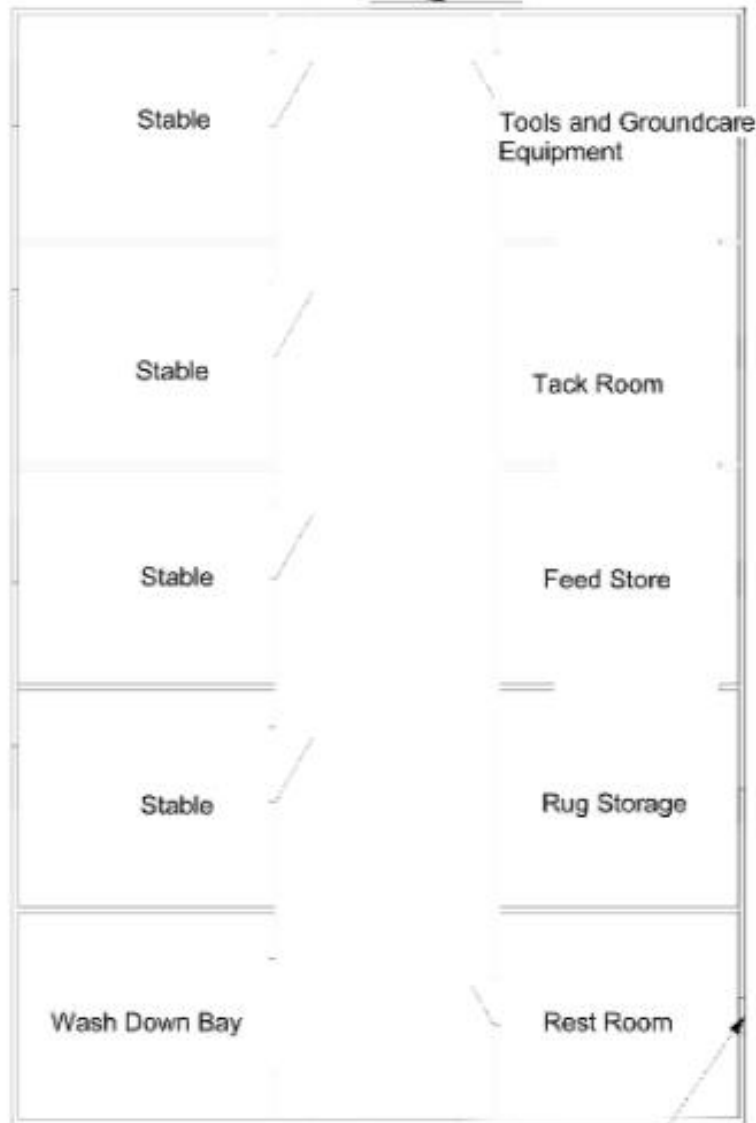




Timber Sliding Doors



Black Outline Roof



Scale: 1:100

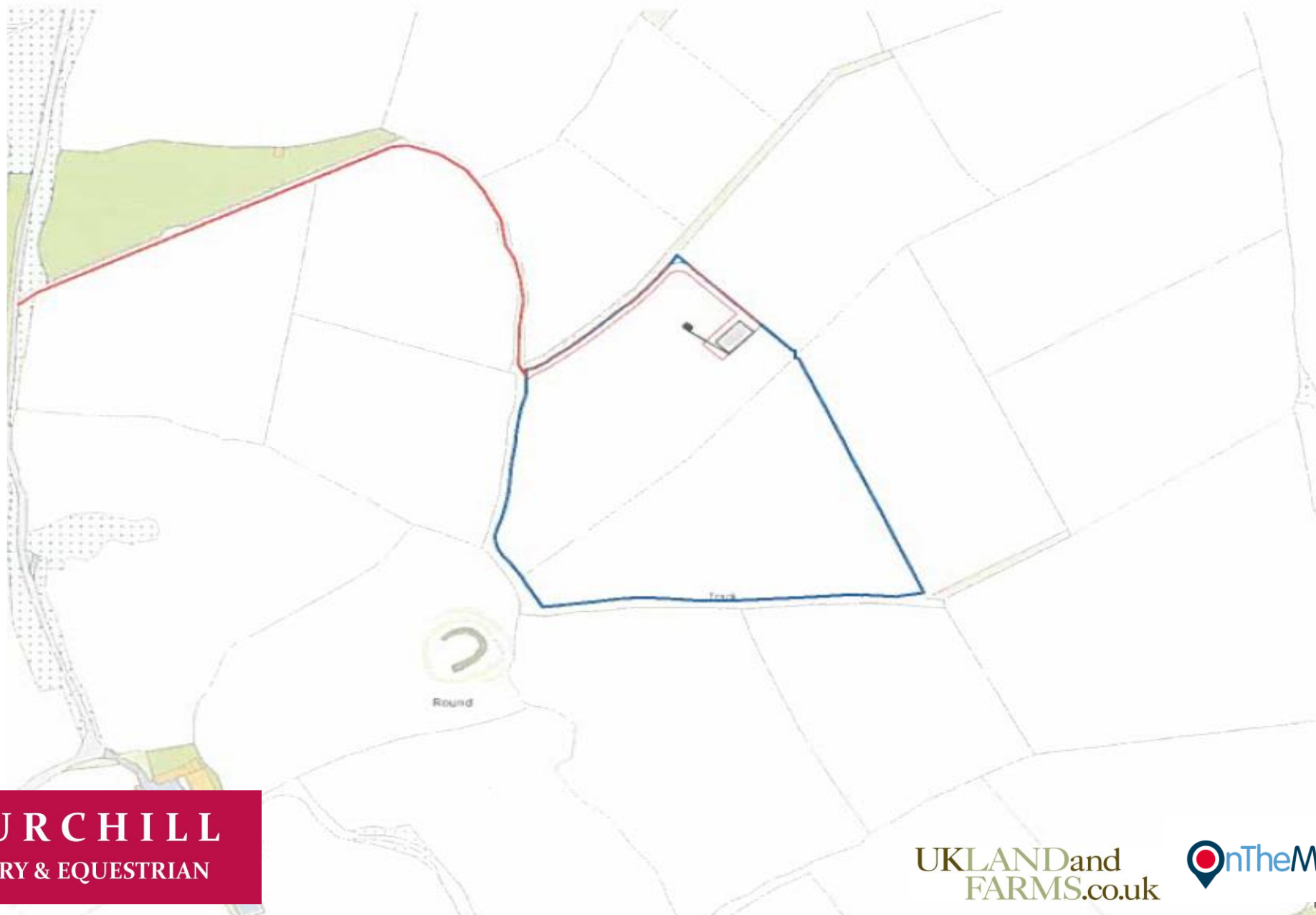
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Roof & Floor Plan

Timber Framed Windows



Location Plan: Proposed Equestrian Building & Access Track



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Viewing strictly by appointment through the Landlord's Sole Agents – Churchill Country & Equestrian Estate Agents – 01403 700222

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.