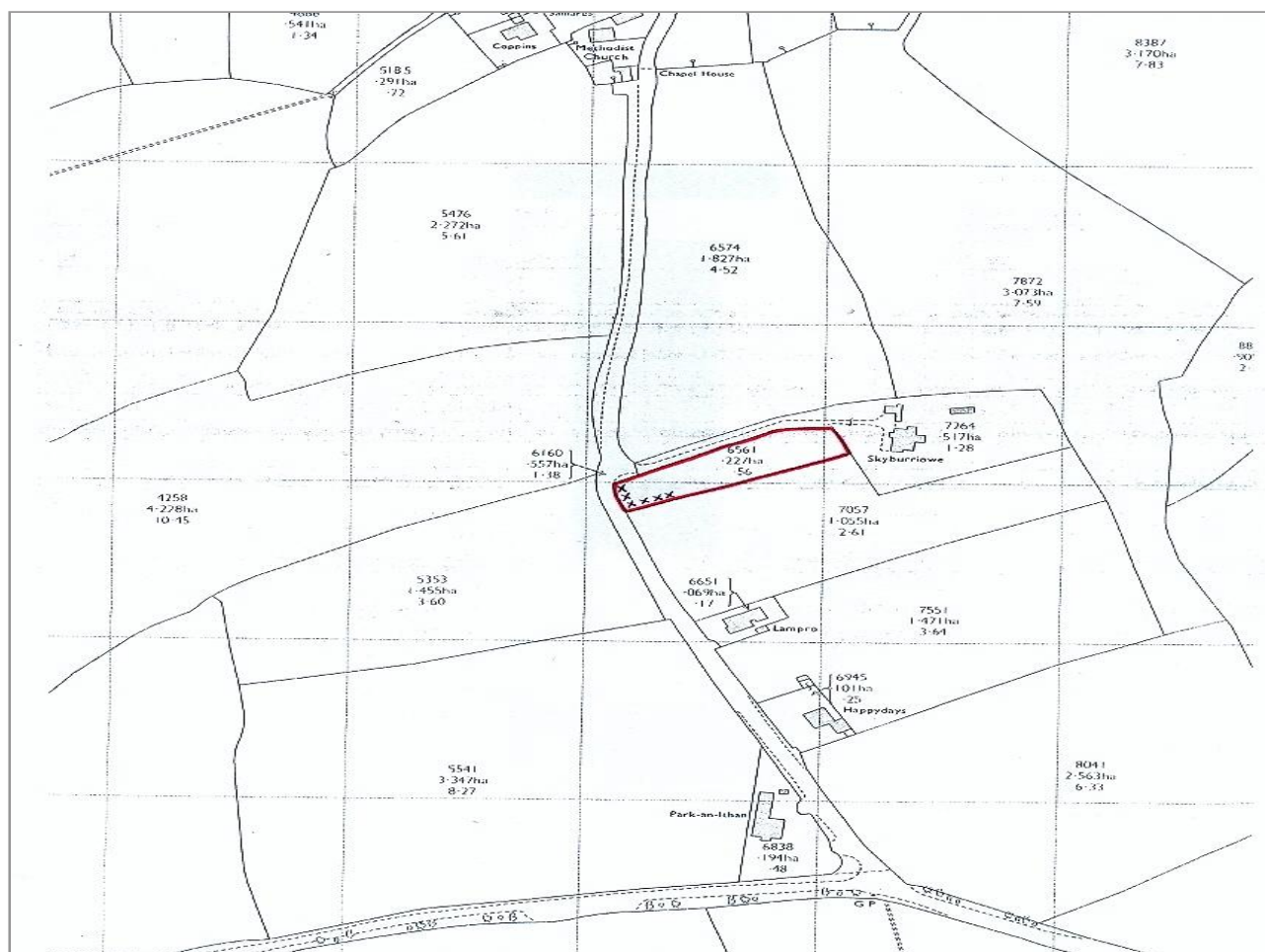
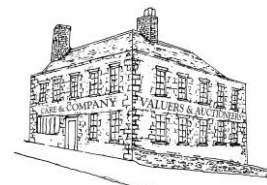


CARE & COMPANY

ESTATE AGENTS · AUCTIONEERS · VALUERS



AUCTION

Freehold Meadow extending to 0.56 acres (OS6561)
Sithney, Helston, Cornwall. TR13 0RN

Offered for sale by

**Public Auction (unless sold previously) at 12 noon on
Friday 25th May 2018.**

The auction is to be held at The Angel Hotel, Helston.

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

Tel: 01326 565956

Meadow at Sithney, Helston, Cornwall TR13 0RN

The land in all extends to approximately 0.56 acres and is a single, level enclosure currently laid to pasture. The land fronts directly onto an adopted unclassified highway running between the A394 and Sithney Village.

The meadow is well enclosed with established Griselinia and shrubs surrounding the majority of the boundary. Located in the north western corner is a concrete block constructed building 3.8m x 2.46m (12'5" x 8').

The land lies a few hundred yards to the south of Sithney Village and is approximately one and a half miles from Helston town.

Tenure : Freehold with vacant possession.

Restriction : Purchasers attention is drawn to two particular restrictions which will be included in the contract which are as follows:-

1. The land will be sold subject to an uplift clause whereby should the purchaser obtain planning permission for residential development within ten years of the sale completing, the sellrs will be entitled to 30% of any enhanced land value.
2. Six Copper Beech trees have been planted adjoining the west and part of the southern boundary the approximate position of which are marked with X on the land plan. The trees are to be retained on the land for a minimum period of ten years and if damaged, or they die, they are to be replaced within this time period.

Vendors Solicitors – Borlase & Company 45 Coinagehall St., Helston TR13 8EU 01326 574 988

An auction pack will be available from the auctioneers offices and can be forwarded free of charge by email.

Auctioneers -

CARE & COMPANY

58 Coinagehall St, Helston.TR13 8EL 01326 565956

careandcompany@btconnect.com

www.careandco.co.uk

AGENTS NOTES:

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