

STAGS

Land at Pengraze Farm , South Carnmarth, Redruth, Cornwall TR16 5TA

A rare opportunity to acquire two pasture paddocks on the outskirts of Redruth.

Redruth Town Centre 1.2 miles – Lanner 0.8 miles

• For Sale by Informal Tender • Offers Invited by 9 July at 5:00pm • Approximately 4.97 acres in All • Edge of Town Location • Two Pasture Paddocks • Development Potential (subject to planning approval and consents) • Freehold

Guide Price £125,000

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SITUATION

The land is positioned on the outskirts of the town, between Redruth and Lanner. Redruth offers a range of shopping, leisure and schooling, with the benefit of good transport links with the A30 and train station on the main railway line to London Paddington.

METHOD OF SALE

The land is being sold by Informal Tender with offers invited to Stags Truro by post or email, by no later than Thursday 9 July 2026 at 5:00pm.
Please note that the owners reserve the right to accept an offer prior to this date.

THE LAND

Extending to approximately 4.9 acres, the land offers two paddocks providing attractive pasture in a convenient location on the outskirts of the town of Redruth.
The land has road access onto a private lane, with mature hedge and Cornish wall boundaries.
The current owners have made enquiries as to the potential of development on part of the land and made pre application enquiries with Cornwall Council (reference: PA25/01251/PREAPP), for further information, please speak to Stags Truro.

SERVICES

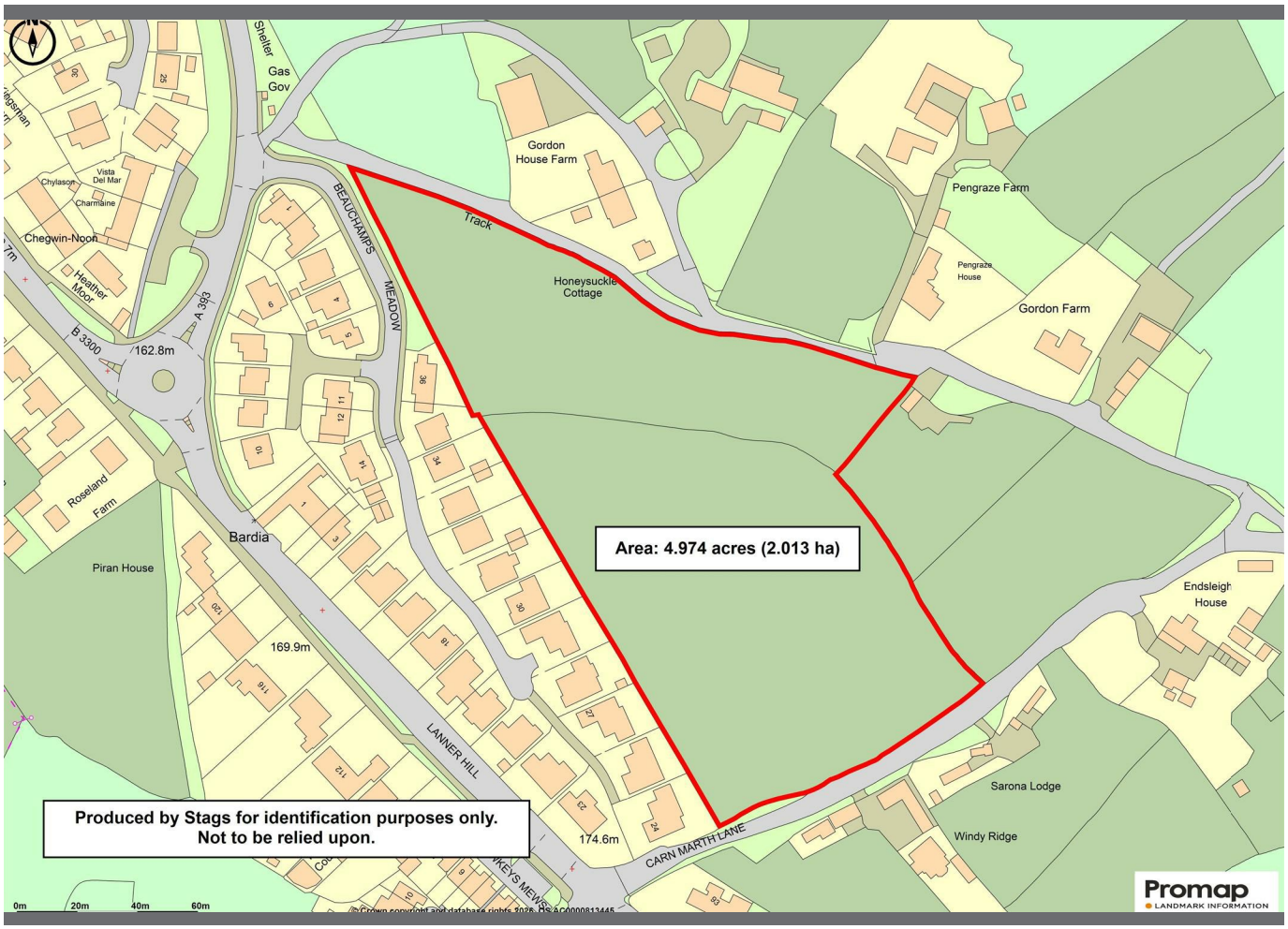
The owners have stipulated that there are no services connected to the land, however we recommend any interested party make their own enquiries on this point.
Phone: indoor and outdoor available (Ofcom).
Broadband: standard available (Ofcom).
Please note the agents has not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendor's appointed agents, Stags.

DIRECTIONS

What3words.com: ///followers.tidal.activates



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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