

EDWARD
BUCKLAND

Bosleake Farm, Redruth, Cornwall, TR15 3YG

Offers in excess of £1,680,000 (for the whole farm)

Welcome to Bosleake Farm

Overview

- Farm extends to 108ac (43.85ha) comprising grazing land, two farmyards and a range of traditional/modern farm buildings.
- Range of traditional farm buildings converted into commercial units with further potential for development (Subject to planning).
- Range of modern farm buildings and yard area with cattle handling facilities.
- The pasture land extends to 106ac (43.19ha) of productive ground, the majority of which has a Grade 4 Agricultural Land Classification

Bosleake Farm benefits from two farmyards and a range of modern and traditional farm buildings, some of which have been developed and have been generating a commercial rental income.

The property shall be offered to the market as three individual lots, to be sold either separately or as a single block.

Lot 1 - Traditional Farmyard
Lot 2 - Farm Buildings
Lot 3 - The Land





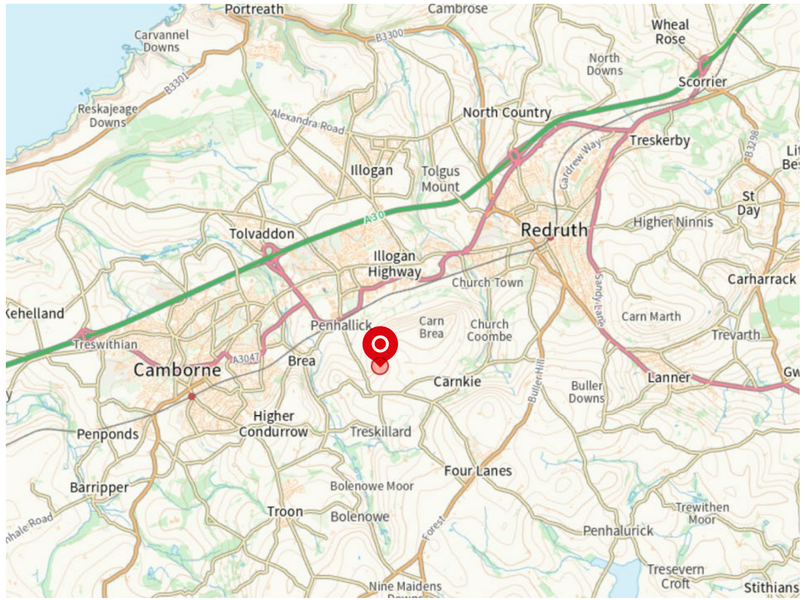
Location

Bosleake Farm is a ring-fenced farm that sits in the picturesque foothills of Carn Brea between the villages of Carnkie to the east and Higher Brea to the west. The surrounding area has a rich history of mining and forms part of the World Heritage Site with the Basset Memorial towering over the farm, celebrating the life of Francis Basset who did so much for the mining industry in the area.

Less than 1.5 miles away is the centre of Pool which, along with providing high street and retail services, also hosts Cornwall College. Beyond Pool are the centres of Camborne and Redruth, both of which have main line train stations for trains to Penzance, Truro, Plymouth and beyond.

The county town and cathedral city of Truro is 30 minutes' drive away or 17 minutes by train and forms the commercial heart of the county. Offering an extensive range of commercial, professional, shopping and entertainment facilities. Beyond Truro on the north coast is Newquay Airport with both domestic and international flights.

Situated in a convenient central location between the north and south coasts of Cornwall, the farm enjoys excellent accessibility to the county's renowned north coast, with the popular surfing beaches and coastal destinations of Porthtowan, Portreath and St Agnes all within approximately 15–20 minutes' drive.





Lot 1 - Traditional Farmyard

The farmyard comprises a number of mid to late 1800's, stone built buildings that forms a courtyard to the original farmhouse. The buildings, some of which are two storey, have been converted into a number of commercial and live/work units. All units are currently vacant.

Unit 1-4 & WC
- 187.38sq m (2,017sq ft)
- Based over 2 floors, a mix of office, workshops & storage

Unit 5a
- 16.5sq m (178 sq ft)
- Ground floor workshop

Unit 5
- 44.68sq m (481sq ft)
- Ground floor store

Unit 6
- 29.52sq m (318sq ft)
- Ground floor workshop

Unit 7
- 15.4sq m (166sq ft)
- Ground floor workshop

Unit 8
- 36.99sq m (398sq ft)
- Ground floor workshop

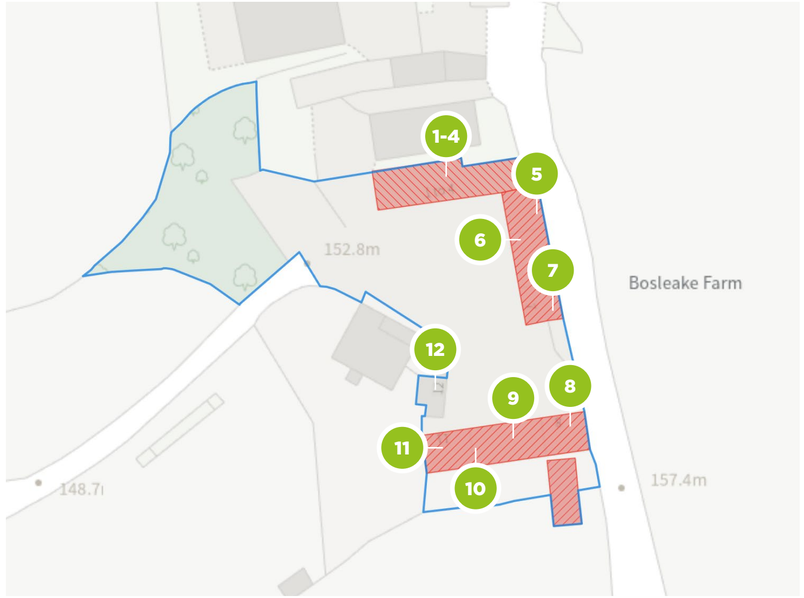
Unit 9 & 10
- 57.41sq m (618sq ft)
- Ground floor office and storage

Unit 11
- 39.2sq m (422sq ft)
- Ground floor workshop

Unit 12
- 20.8sq m (224sq ft)
- Ground floor workshop

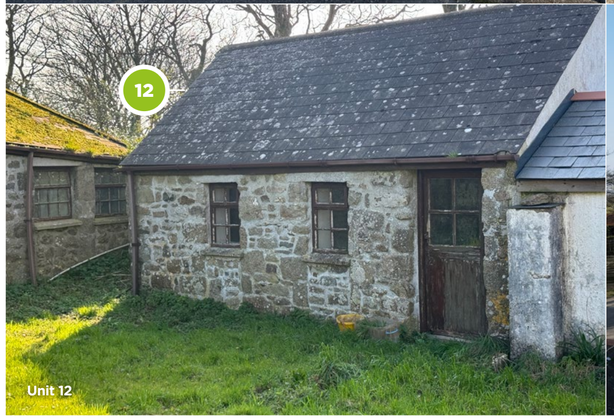
Services: Units are connected to mains electricity and some are connected to mains water and mains drainage.

AGENT'S COMMENTS
The traditional farm buildings may be suitable for further conversion or change of use subject to obtaining the necessary planning consents.











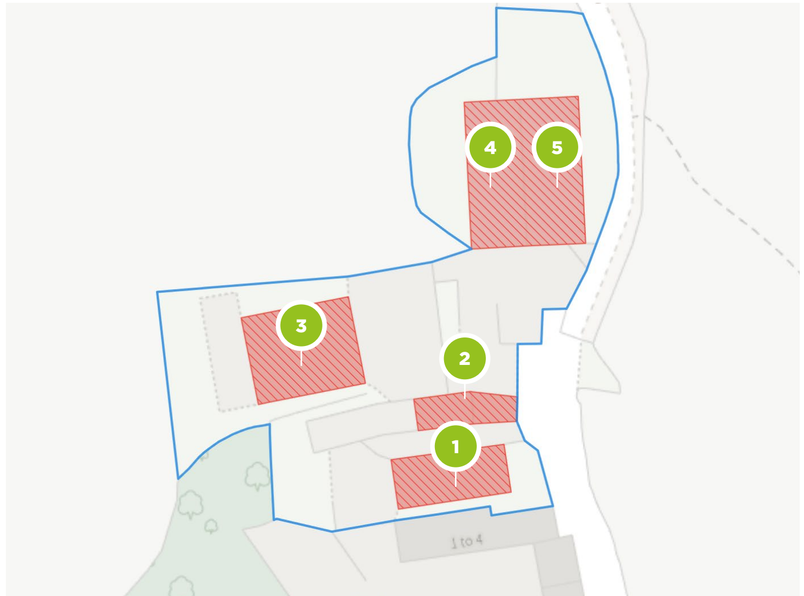
Lot 2 - Farm Buildings

The second farmyard comprises a range of useful agricultural buildings used in connection with the previous livestock farming enterprise.

- **Building 1 - Approx 135.75sq m (1461sq ft)**
  Concrete framed barn with a pitched fibre cement tiled roof. External elevations constructed with half block and half tin sheeting. Concrete floor.
- **Building 2 – Approx 75.22sq m (810sq ft)**
  Timber framed barn with a mono-pitched roof with fibre cement tiled roof. External elevations constructed with half block and half tin sheeting. Concrete floor.
- **Building 3 – Approx 231.74sq m (2,494sq ft)**
  Timber framed dual pitched building rearing shed with tin sheet roof, timber clad walls and concrete flooring.
- **Building 4 – Approx 197.70sq m (2,128sq ft)**
  Timber framed mono-pitched lean-to building with concrete flooring, block walls and Yorkshire boarding with a fibre cement tile roof.
- **Building 5 – Approx 208.24sq m (2,241sq ft)**
  Timber framed, barn with a pitched roof of fibre cement tiles, half-timber cladding and half block work walls and concrete flooring with a block gable end wall.

Services: The farmyard is connected to mains water and electricity.

AGENT'S COMMENTS
The traditional farm buildings may be suitable for further conversion or change of use subject to obtaining the necessary planning consents.





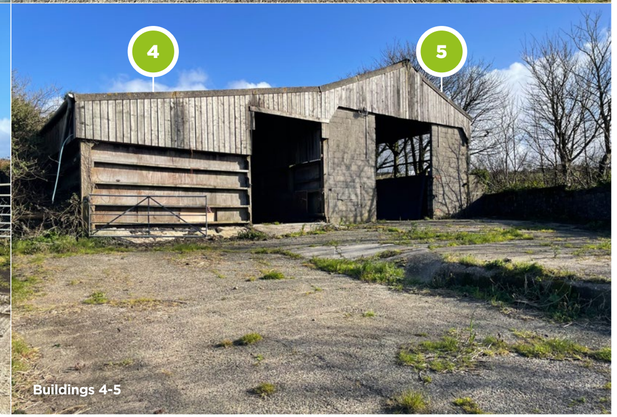
Buildings 1-2



Buildings 2-3



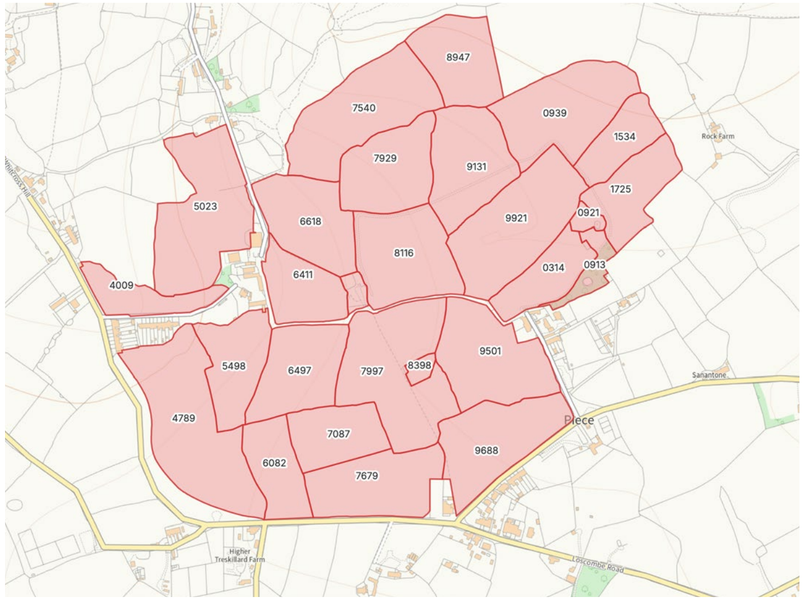
Building 3



Buildings 4-5

Lot 3 - The Land

The land is currently laid to permanent pasture and is predominantly Grade 4. The land is sold with vacant possession.



OS REFERENCE	HECTARES	ACRES
SW6740 4009	0.88	2.17
SW6840 0913	0.42	1.04
SW6840 1725	1.31	3.25
SW6739 8398	0.15	0.36
SW6740 8116	2.07	5.10
SW6740 9921	2.68	6.61
SW6840 0314	1.08	2.68
SW6740 9131	1.95	4.83
SW6740 8947	1.52	3.76
SW6840 1534	0.97	2.41
SW6840 0939	2.36	5.83
SW6740 7929	1.77	4.37
SW6740 7540	2.61	6.45
SW6740 6411	1.18	2.92
SW6740 6618	1.76	4.34
SW6739 6497	1.71	4.22
SW6740 9501	2.19	5.40
SW6739 7679	1.89	4.66
SW6739 9688	2.08	5.14
SW6739 7087	1.27	3.14
SW6739 7997	2.98	7.36
SW6739 6082	1.16	2.87
SW6740 5023	2.83	6.99
SW6739 5498	1.42	3.51
SW6739 4789	3.27	8.09
SW6739 8398	0.18	0.45
SW6840 0921	0.16	0.40
	43.85	**108.36**



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Agents note:

Edward Buckland Ltd for themselves and for the vendor(s) or lessor(s) of the property give notice:

1. These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or mid-description shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a contract.

2. Any intending purchaser or tenant must satisfy himself or herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

3. No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection.

4. None of the services or appliances, plumbing, heating or electrical installations have been tested by the agent.

5. Any map extracts used on the details are used to assist identification of the property only, and are not an indication of the actual surroundings, which may have been changed since the map was printed.

Other Information:

Lots: The property is to be offered to the market as three lots and interested parties will be able to make offers on individual lots or jointly as they wish.

Tenure: The property will be sold with vacant possession.

Farm Plan: The farm plan is based on Ordnance Survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

Easements, Wayleaves and Rights of Way: The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

Boundaries: Any purchaser shall be deemed to have full knowledge of all boundaries and neither Vendor nor the Vendor's agent will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the Vendor's agent whose decision acting as Expert shall be final.

Location, Land and Floor Plans: Not to scale and for identification purposes only.

Services: The farm is serviced by mains electricity, mains water and mains drainage.

Photographs: Taken in April 2026.

Rates: The buildings forming the traditional farmyard are rated for Business Rates and further information on this can be found at www.gov.uk/find-business-rates

Directions: Head south out of Pool on Whitecross Hill and then Penhallick Road towards Four Lanes. After approximately 0.5 miles there is a terrace of residential properties on the left-hand side noted as being on Whitecross Hill. Immediately prior to the terrace of houses there is a turning which is known as Bosleake Row which leads to Bosleake Farm and farmyard.

Postcode: TR15 3YG

What3Words: finest.thighs.currently

Viewings: By appointment with the agents only.

// CHARTERED SURVEYORS
// AUCTIONEERS
// VALUERS
// LAND AGENTS

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