



Land at Bridge , Trewan, St. Columb, TR9 6DB

Gently south facing meadow with vehicular access and fine views towards the church.

Centre of St Columb 0.5 Miles - Newquay 7 Miles - A39/A30 4 Miles

- 3.66 acres • Attractive Views • Edge Of Village Location • Under 4.5 miles to Mawgan Porth Beach • Central Cornwall Location • Excellent Transport Links • Freehold

Guide Price £65,000

01208 222333 | wadebridge@stags.co.uk



SITUATION

The land lies in a peaceful yet convenient position on the edge of St Columb. It sits within easy reach of a number of popular beaches and is just 4.5 miles from the popular surfers beach at Mawgan Porth. It has good access on to the A39 and the A30 and provides an excellent base with easy central access to many Cornish attractions. The Infamous harbour town of Padstow with its many eateries is 8.5 miles away and Newquay Airport and its international connections is just 5.6 miles away.

DESCRIPTION

The land currently comprises a single 3.66 acre meadow, with vehicular access over a grass strip that forms part of the property. The land is gently south facing. The meadow has been extensively managed and is currently a haven for a range of wildlife. It offers potential perhaps, for 60 Day Camping or other recreational uses (STP) whilst continuing to maintain some of the land for wild flowers, insects, birds and other wildlife. Given the proximity to numerous popular beaches nearby, the property would lend itself to those

camping under the permitted development rules.

The meadow's elevated position gives it far reaching views to the south west towards the historic church of St. Columb and generally over unspoilt countryside on the opposite side of the valley. It would suit someone looking for grazing land for horses or livestock. This land would also make an ideal addition to the other two neighbouring properties for sale, please see below:

ADJACENT PROPERTIES

Lodge & Thomas have a barn and riverside meadow to the south (which is accessed over this property) and Stags, Truro Office are marketing the adjoining residential property to the north east, which at the time of writing are available.

SERVICES

There are no mains services currently connected. An overhead electricity line crosses along the boundary of the north east field. Mobile coverage Outdoors - EE, Three, O2 and Vodafone (Ofcom - 09/05/2024). Purchasers to satisfy themselves on the availability and capacity of mains services.



LOCAL AUTHORITY

Cornwall Council, New County Hall, Treyew Road, Truro, Cornwall, TR1 3AY. T: 0300 1234100, www.cornwall.gov.uk.

WAYLEAVES, COVENANTS AND RIGHTS OF WAY

There are no restrictive covenants limiting the use of the property. The owners of the field to the south and the field to the southwest have access over the grass strip leading down from the north.

TENURE & COMPLETION

The property is sold freehold with vacant possession on completion.

OVERAGE PROVISION

The Purchaser shall pay the Vendors and their successors a payment of £40,000, for each and every dwelling that is granted planning permission within 21 years from Completion.

VIEWING

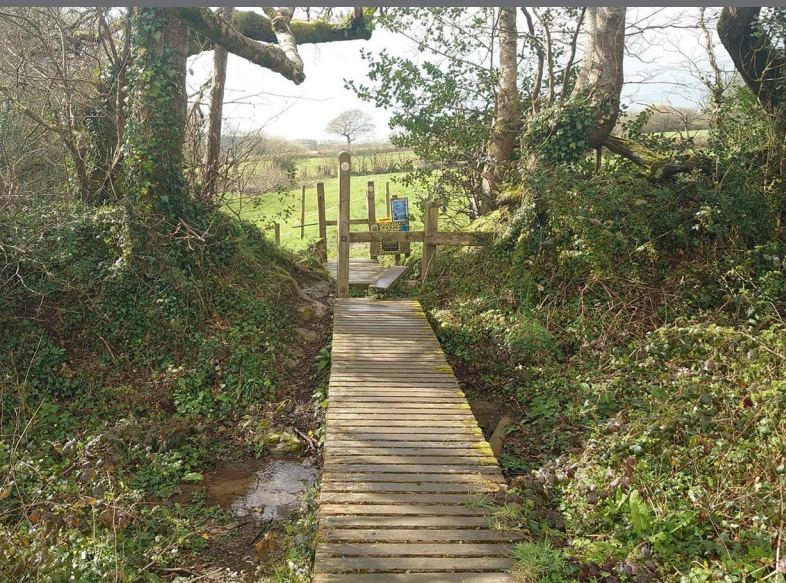
Viewing of the property is strictly by prior appointment through the Agent's, Stags Wadebridge Office.

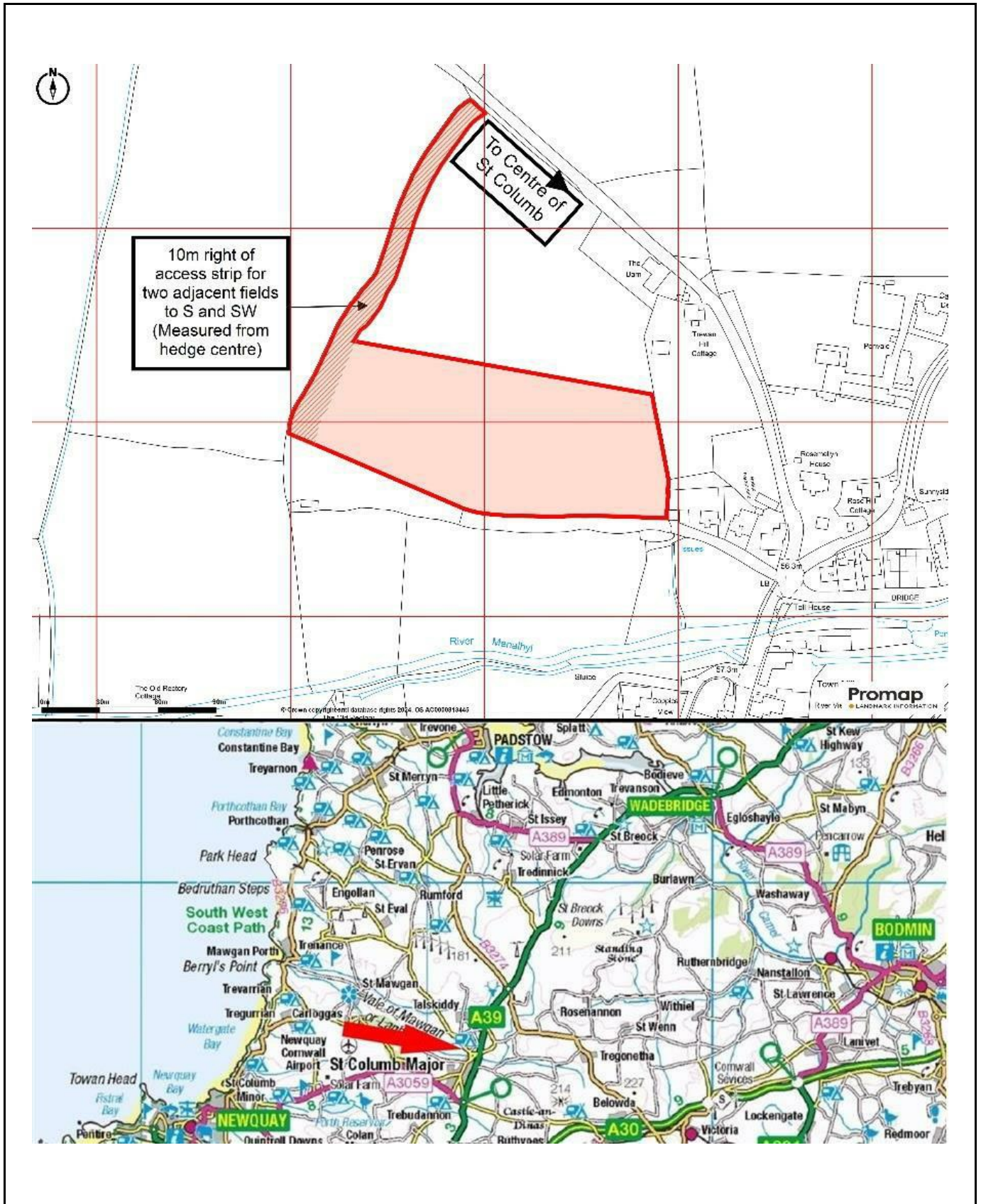
It is suggested that viewers park near the gate at the top by the grass strip and walk down over the vehicle access.

DIRECTIONS

What3Words (lot 2): [///phones.hubcaps.deliver](https://www.what3words.com/phones.hubcaps.deliver)

From the A30 at Indian Queen's turn onto the A39 and proceed towards Bude. Continue over the first two roundabouts and after approximately 1.6 miles turn left signposted St Eval. Proceed to the end of this road and turn left. The gateway into the vehicular access shall be found on the right hand side after 0.4 of a mile, just before the 2nd residential property on the right hand side. A For Sale board has been erected.





@StagsProperty

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.