



## FOR SALE - APPROX 31.37 ACRES (12.70 HA) AMENITY LAND AT GAVERIGAN, ST DENNIS, CORNWALL. PL26 8BY

**TO BE SOLD BY PRIVATE TREATY -  
GUIDE PRICE OFFERS OVER £120,000**

### DESCRIPTION

The land extends to circa 31.37 acres (12.70 ha) predominately in one parcel and is situated on the Mid-Cornwall moors SSS1 and approximately 0.5 miles Highgate Hill interchange on the A30 trunk road. The land is accessed off the C road (C0184) from Indian Queens to Treviscoe.

A rare opportunity to purchase a charming block of amenity land which is centrally located within the county with excellent transport links, high nature and historic appeal. The land would be suitable for anyone with an interest in a variety of amenity uses.



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# Land at Gaverigan, St Dennis, Cornwall. PL26 8BY

## Situation

The land is situated bordering the c-road (C0184 Highgate to Trerice)

The land is approximately 0.5 miles from the main A30 Highgate hill junction.

## Description

The land is conveniently located with direct access from C road C0184 Highgate hill to Trerice. It extends to 31.37 acres of amenity scrub, woodland and a former open cast tin mine.

The land is designated as a site of special scientific interest (SSSI) forming part of the Mid Cornwall moors and the catchment to the river Fal.

## Tenure & Possession

The land is to be sold Freehold with Vacant Possession.

## What 3 Words

///snapper.unafraid.jots

## Wayleaves/Easements/Rights of Way

The land is offered for sale subject to and with the benefit of any Wayleave Agreements, restrictive covenants or public or private rights of way. Cornwall Council Mapping does not indicate any footpaths or bridleways crossing the property.

## Services

The land does have the ability to have a mains water supply, and prospective vendors are advised that this would be their responsibility to arrange. We are not aware of any mains services to the property.

## Subsidy Schemes

The land is not sold with the benefit of any subsidy entitlements nor is any of the land entered into any environmental schemes.

## Restrictive Covenants

There are no restrictive covenants affecting the use of the land.

## Access

The land can be accessed off Road C0184 Highgate to Trerice

## Local Authorities

Cornwall Council, County Hall, Treyew Road, Truro, TR1 3BJ Tel 0300 1234 100.

## Viewing

Viewing is by appointment only and interested parties should contact Edward Buckland Limited.

## Particulars and Plan

The land to be sold is edged red. The attached plan is not to scale and is for the purpose of identification only. Although believed to be correct the accuracy of the plan is in no way guaranteed nor does it form part of the contract.



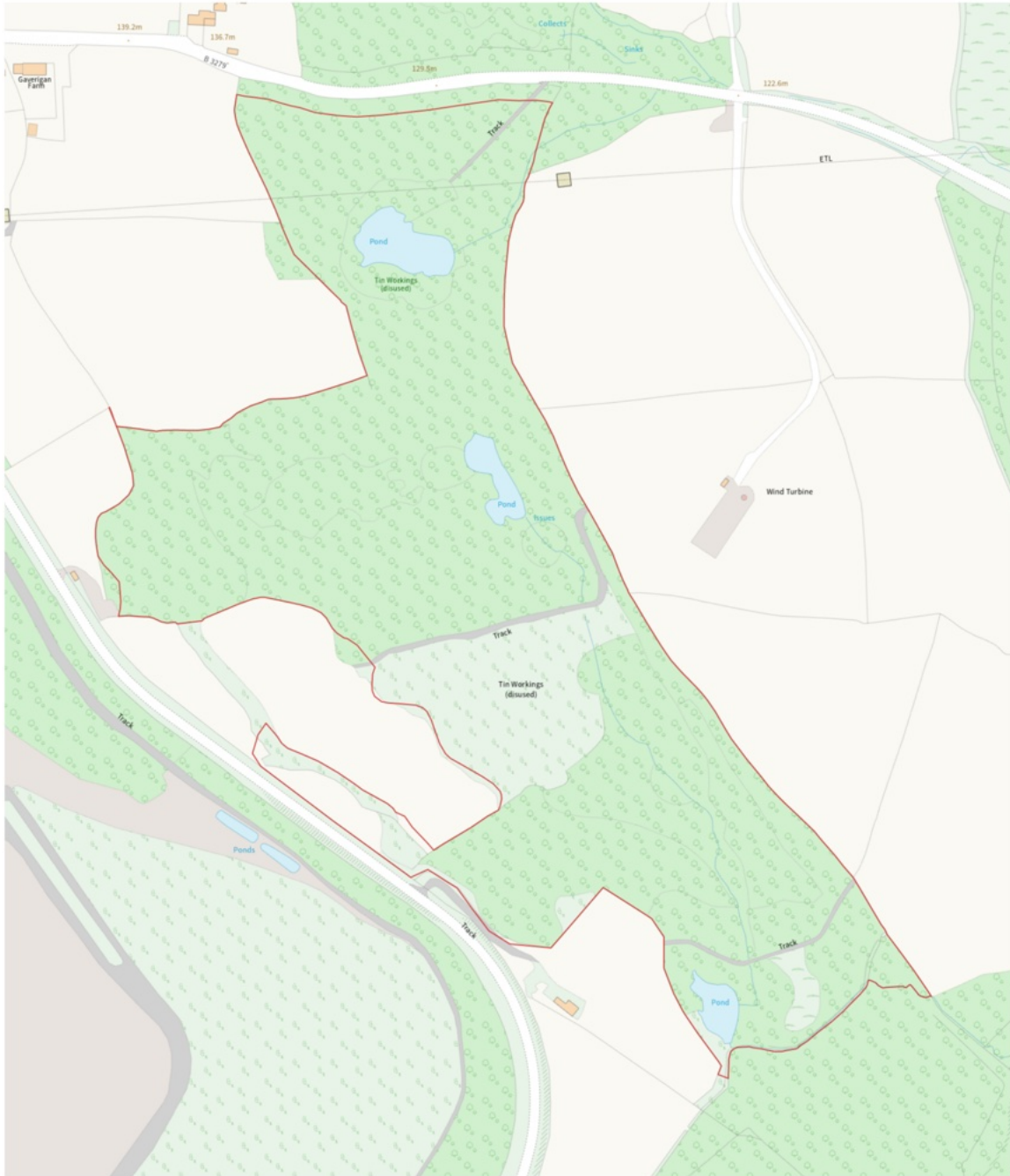
**Agents note:** Edward Buckland Ltd for themselves and for the vendor(s) or lessor(s) of the property give notice:

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.

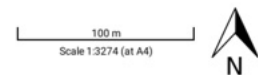
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Land at Gaverigan



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Location plan



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