



All enquiries Ref: James Paterson



- **Freehold Campsite with far reaching views**
- **On a parcel of land of approximately 4.39 acres**
- **Full vacant possession**

Location:

The campsite is situated in an elevated position with far reaching views over the valley. The campsite is located off the A394 via Tregonning Road /Mole Hill and is set within Cornwall's countryside, approximately a mile from Stithians. There are many local attractions including Gyllyngvase and Praa Sands beaches to the south, with Perranporth and Gwithian to the north and The Lizard Peninsula. There are lots of places for surfing and other water sports along the coast, with more local activities including Stithians Lake which has all sorts of water sports including paddleboarding, canoeing and windsurfing, plus fishing areas. Village shopping amenities can be found locally with an extensive range of shops, cafes, bars and restaurants being found in Falmouth.

Description:

The land is approximately 4.39 acres and comprises a Campsite area to the front and agricultural area to the rear. The campsite area contains two sheds housing the water treatment system. There are shower/toilet facilities, sitting off a storage container, and a kitchen / washing up area. The campsite provides a hardstanding area and drainage and waterpoints. The campsite further benefits from a storage container, Solar panels providing electric, with various electric hook-up points and taps (not tested), a play area, picnic tables, and communal barbecues. Its boundaries are made up of Granite Cornish hedges.

Site area:

Approximately 4.39 acres

Potential:

The land may be suitable for further planning permission for permanent holiday chalets subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

To view:

By careful application to the site within daylight hours. Please see important advice for viewers on page 19 of this catalogue.

