# **LODGE & THOMAS**

ESTABLISHED 1892

## 1.61 Acres to the West of Bridge Hill, St Columb, Cornwall TR9 6BD



## **Amenity Woodland & Pastureland | Dilapidated Barn | River Frontage**

A parcel of amenity land on the edge of the town offering a combination of woodland and pastureland with river frontage and a dilapidated barn.

Guide Price: £60,000 Freehold

### **Situation**

The land is accessed via a grassed strip of land from the minor road to the north, or by a footpath from the town which continues through the land along the northern boundary. St Columb is a thriving town with a whole range of everyday amenities including a Co-op, Boots, parish church, many eating establishments, butchers and Post Office to name but a few. St Columb is well placed for travelling in and out of the County, and indeed Newquay Airport is within 5 miles.

#### The Land

The land comprises two adjacent parcels of amenity woodland and pastureland extending to 1.61 acres or thereabouts. It has not been used in recent times and so is a little overgrown but is no doubt a wildlife haven. The land has frontage to the river along the southern boundary and this makes for a very tranquil ambience. There are wonderful views of the church from the land.





A single storey traditional barn (approx. 9m x 3.6m) sits on the site and though currently in a dilapidated state, it is possible it may be suitable for improvement for agricultural or equestrian use (subject to gaining any necessary planning consent).





A public footpath runs along the northern boundary and there are wooden stiles at the entry and exit points.

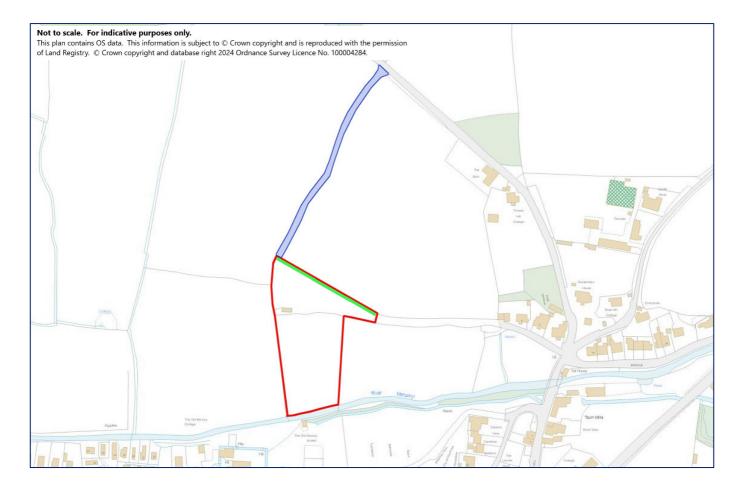












**Services:** None connected to the land. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999

**Wayleaves, Easements & Rights of Way:** The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. As previously mentioned, a public footpath crosses the land on the northern boundary, shown green on the plan.

**Particulars & Plan:** Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Viewing: Strictly by appointment with the sole selling agent Lodge & Thomas. Tel: 01872 272722.

**Directions:** There are two ways of approaching the land, though in both instances we would encourage interested parties to approach the land on foot in the first instance.

The first is to proceed out of St Columb along Bridge Hill (heading towards St Eval) and on reaching the brow of the hill, a vehicular gate will be evident on the left hand side (what3words///blank.dwarf.cyclones). From here one can proceed along the fenced grassed strip of land where the northern-most boundary will be identifiable by a wooden bridge and stile on the right hand side.

Alternatively, one can access the land via the public footpath. At the bottom of Bridge Hill, turn left into the unmade track immediately after the letterbox on the left hand side. Proceed along this track and follow the footpath through the wooded lane where the entrance to the land will again be identifiable by a wooden stile and also by a galvanised steel gate.

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