

## Land on the north side of St George's Hill, Perranporth, Cornwall TR6 0EQ



A single enclosure of approximately 1.5 acres on the western fringe of the popular seaside town of Perranporth.

**Guide Price: £50,000 Freehold**

## Situation

This parcel of land is located just over half a mile from the centre of Perranporth, just off the B3285 to St Agnes. Perranporth is a busy seaside resort, well known for its extensive sandy beach. Within the town are a wide variety of shopping facilities, together with a popular school and a doctors surgery. The town is approx. 5 miles off the County's main arterial route the A30, within 9 miles of the major towns of Truro, Newquay and Redruth. The area is renowned for its scenic beauty and rugged coastline, not to mention the many public footpaths within the area.

## The Land

The land extends to approximately 1.5 acres, which slopes gently in a southerly direction. It is fenced on the northern and eastern boundaries, with a Cornish hedge on the western boundary. The southern boundary will need to be fenced by the new owners.

The land is approached over an unmade lane off which is a wide gateway opening onto a hardcore drive and parking area. The field is currently laid to rough grass and many *Griselinia* trees have been planted to create hedging.

The field adjoins an Area of Outstanding Natural Beauty and is located within an Article 4 Area, which serves to restrict permitted development rights.



## SERVICES

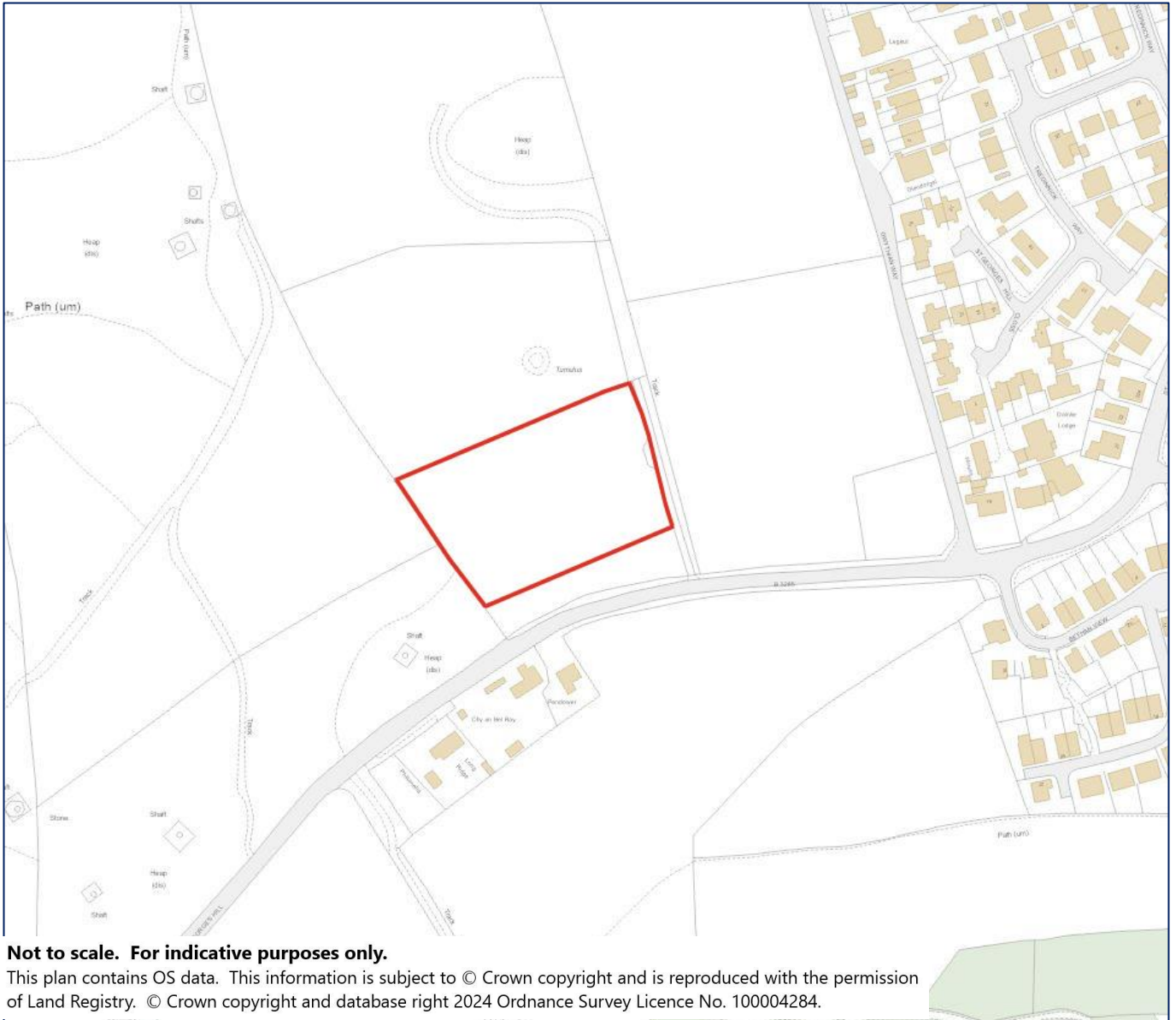
None connected to the land. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 0963080; South West Water: 0800 1691144; Wales and West Utilities: 0800 9122999

## 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.

## 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.



**Not to scale. For indicative purposes only.**

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## VIEWING

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: [property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)

## DIRECTIONS

From the centre of Perranporth, head west on the B3285 signposted St Agnes and proceed to the top of St Georges Hill. After approx. 0.6 miles, shortly after the Gwithian Way turning, there is an unmade lane on the right and the property for sale will be found 30 metres along on the left hand side.

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