

## 61¾ Acres of Land at Lefesant Farm, Little Polgooth, St Austell PL26 7DD



A multifaceted block of land extending in area to 61.77 acres or 25 hectares or thereabouts.

Arable, pasture, woodland, garden and access land.

## Situation

The land is located at the southern edge of the village of Little Polgooth in mid-south Cornwall in a favoured and respected farming district. Villages and hamlets are nearby including Sticker (1½ miles), Hewas Water (2¼ miles), St Ewe (3 miles) and Grampond (4½ miles). The closest major town of St Austell is about 2 ½ miles away and the City of Truro is 13 miles. Griggs Country Store is 2 miles away. The land adjoins minor country lanes and with bridleways nearby offers good riding out.

## The Land

The land is comprised within two blocks only divided by a stone surfaced access track and extends in total area to 61.77 acres or 25 hectares or thereabouts.



The land includes good size arable and/or pasture fields as well as smaller handy size paddocks. In addition, there are strips of amenity woodland with a stream, a sheltered garden and sections of access land adjoining a number of residential properties.

The land is for sale as a whole or in a combination of lots at the suggestion of proposed purchasers.

Due to the nature of the land, it is suitable for a variety of uses whether it be commercial or hobby farming, equestrian or amenity etc.

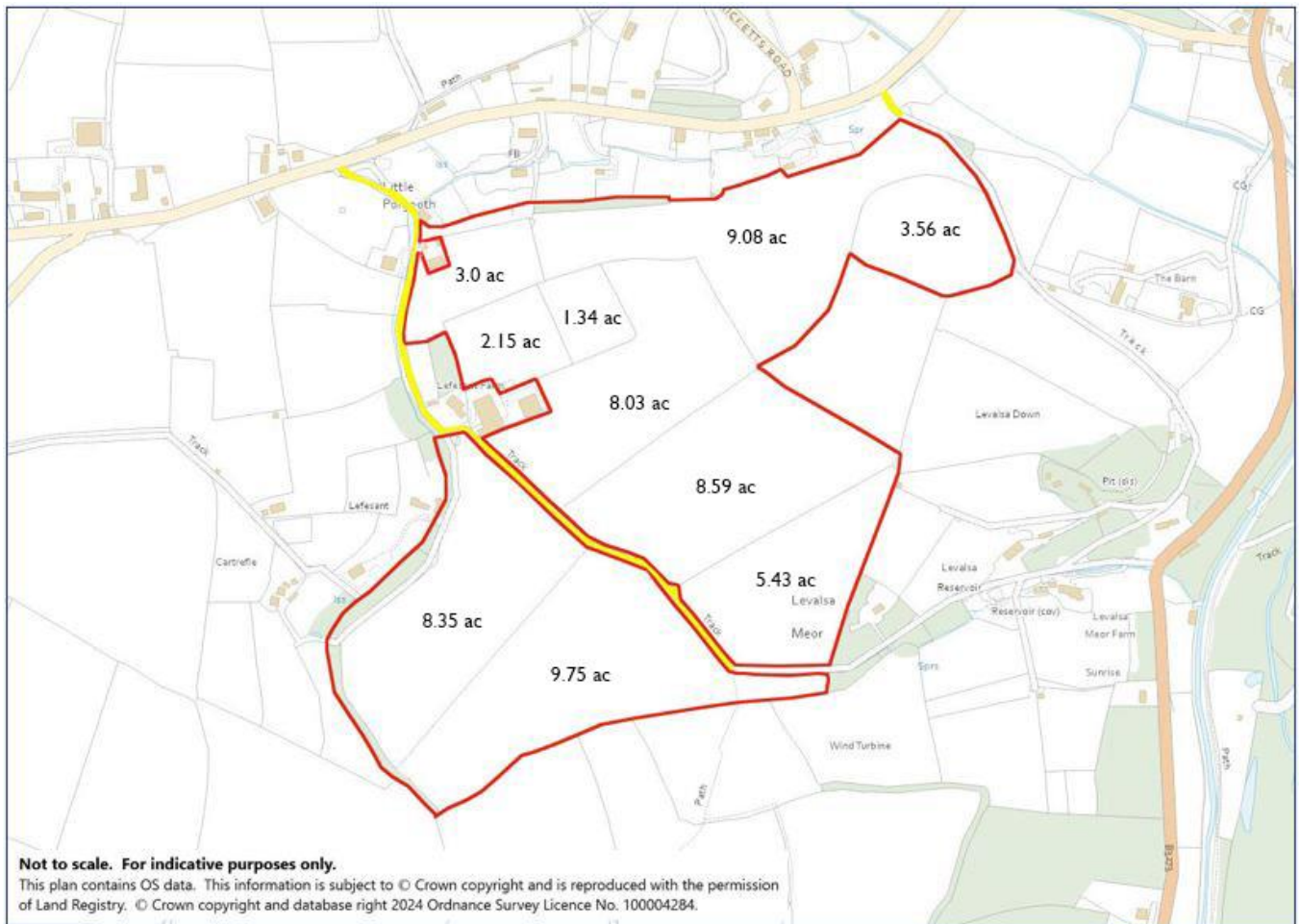
The productive land is described as Grade III on the Land Classification map for the area.

**Services:** Livestock drinking troughs in the land are connected to mains water via a currently unmetered source which may be amended at some stage. 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. In particular, a public footpath and a bridleway pass over parts of the land. The vendor owns the wooded 'island' of land at the roadside entrance to the access track, enabling the track to be widened if desired.

**NB:** There are two accesses to the land, one being a concrete road and stone surfaced track, partly within the ownership of the vendor and the other via a short stone surfaced track at the north-eastern edge of the land.

**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:** 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 Hewas Water, or Sticker, at the crossroads before the entrance to Griggs Country Store, turn left and follow the road to Little Polgooth. On entering the village turn right into the tarmac and concrete surfaced entrance to Lefasant and then take the right hand lane leading to the land. The land is also accessed via a stone surfaced track on the right hand side at the far end of the village. See the accesses and lanes coloured yellow on the plan.

**what3words**///observers.clean.scraping

