

1 Acre of Land at Perranuthnoe, Near Penzance, Cornwall TR20 9NE



A single 1 acre paddock in a spectacular coastal location abutting Perran Sands, also known as Mount's Bay Beach on the edge of the village of Perranuthnoe and with uninterrupted views over Mount's Bay.

Guide Price: £60,000 Freehold

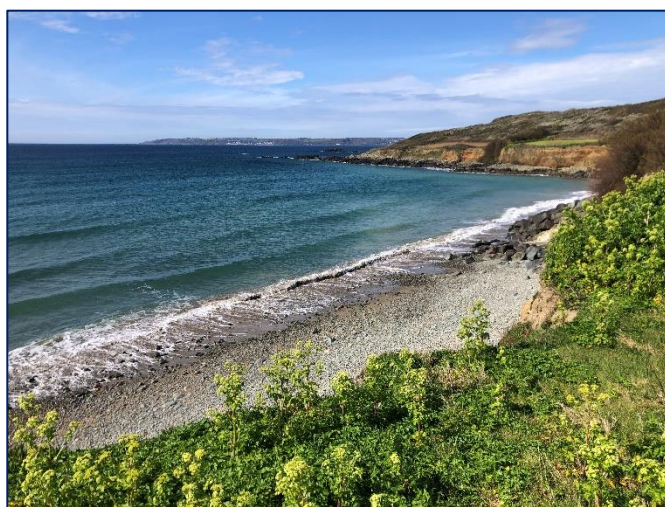
The Land

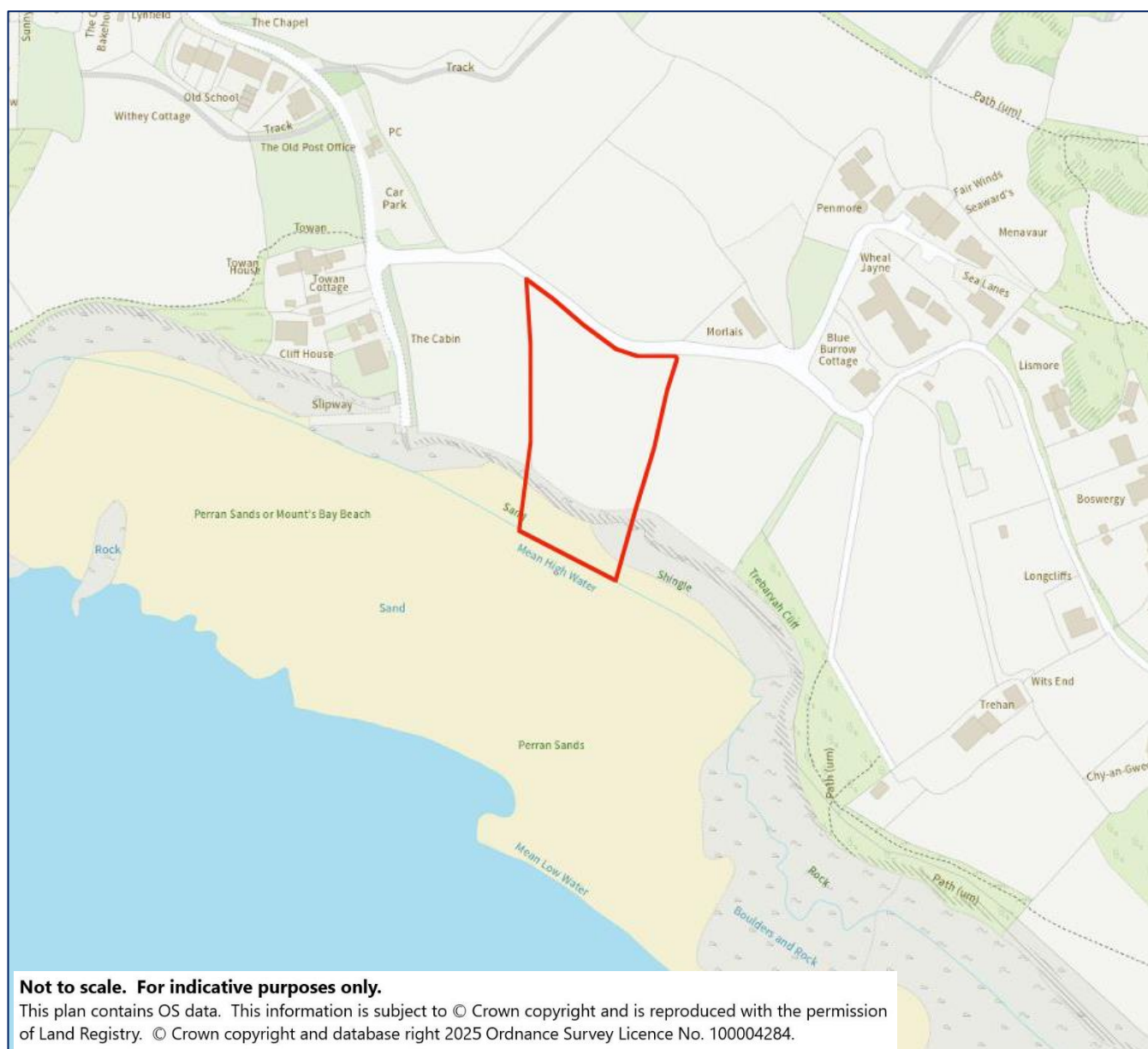
The land extends in area to 1 acre or thereabouts and is a single paddock with Cornish hedge bank boundaries to the north, east and west, but is open to the south.

The land is accessed directly from a tarmacadam surfaced lane which is also the South West Coast Path leading from Perran Lane to a number of private residential properties.

Whilst the land is currently down to a temporary grass ley, it is suitable for growing a variety of crops and especially for 'early' potatoes, flowers and brassicas etc in this renowned agricultural district where frosts are a rarity.

In this superb location, the land lends itself to many uses and is currently not subject to a Cornwall Council Article 4 Direction.





Services

None connected to the land, although we assume that mains electricity and mains water are available nearby. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

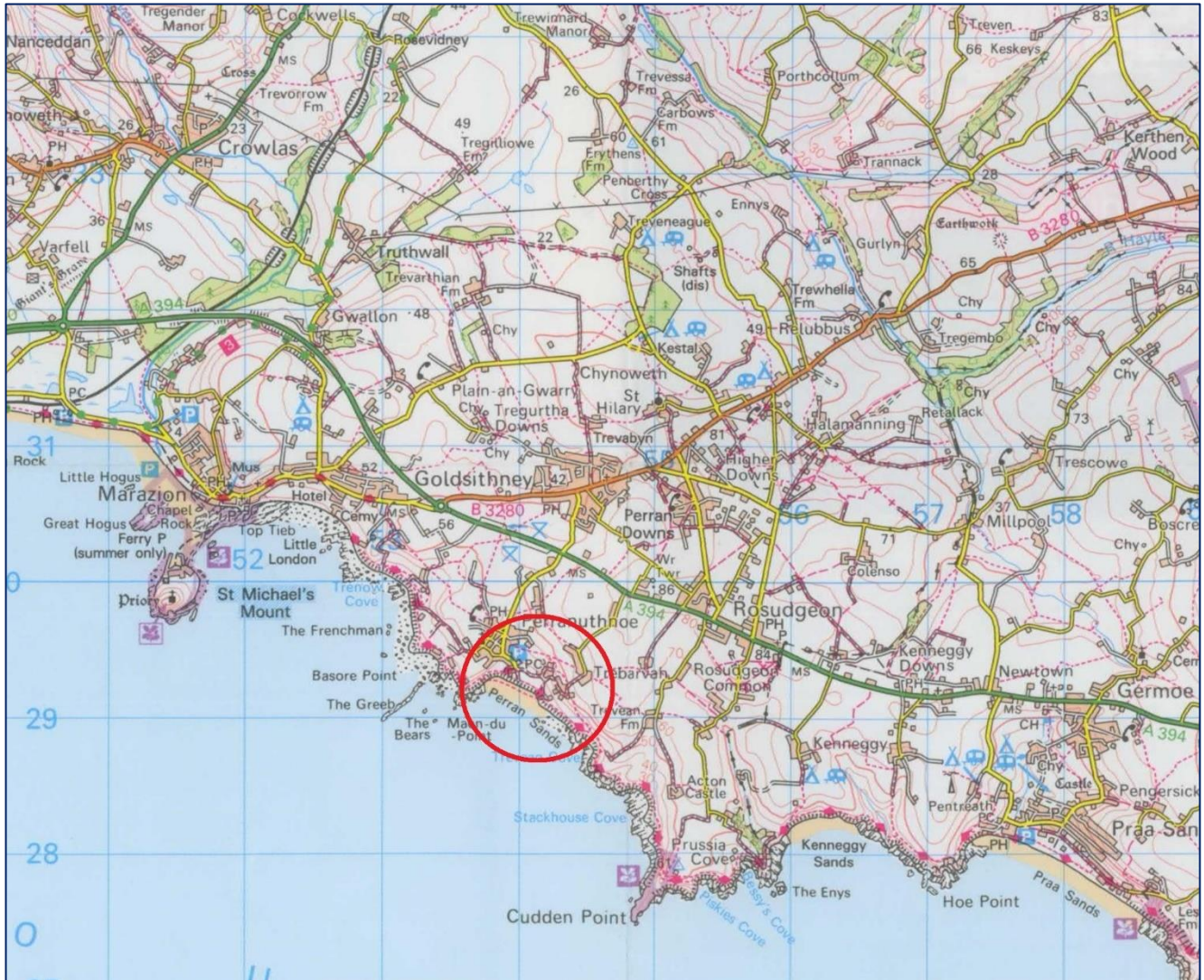
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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.

Location

The land is situated abutting the south Cornish coast at Perran Sands, also known as Mount's Bay Beach, at the southern periphery of the village of Perranuthnoe, a stone's throw from The Cabin Beach Café together with the nearby public car park and is a short walk from the popular Victoria Inn. The main A394 road, which links Penzance to the west and the former market town of Helston to the east, is about ½ of a mile away and Rosudgeon is about 1½ miles away.



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

Directions

Perranuthnoe is signposted from the A394 road, west of Rosudgeon. Pass through the village to the public car park on the left hand side and immediately afterwards turn left into the tarmac surfaced lane which leads to the land which is the second paddock on the right hand side with the entrance gap in the north-western corner marked by the Lodge & Thomas for sale board.

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