

Over 3 Acres of Land at Packet Lane, Rosudgeon, Penzance TR20 9PU



A single 3.17 acre paddock in a sought after location off Packet Lane, close to the village of Rosudgeon, in South West Cornwall.

Guide Price: £50,0000 Freehold

The Land

The land extends in area to 3.17 acres or thereabouts and is a single level paddock with Cornish hedge bank boundaries,

The land is accessed directly from the Council maintained Packet Lane which leads to the village of Rosudgeon, a short distance to the south of the main A394 road which links Penzance to the west and Helston to the east.

The land is currently partly planted in daffodil bulbs which are soon to be lifted and cleared, following which, the land could be re-seeded in grass or used to grow a variety of crops in the renowned 'early' and double cropping farming district where frosts are a rarity.

Separately metered mains water is connected to the land making it equally suitable for equestrian or livestock use.



Services

Separately metered mains water is connected to the land. The Vendor will reserve the right to connect to the existing supply to the land and install pipework and sub-meters as necessary to supply other land in his retained ownership. Interested parties are advised to make their own enquiries to the relevant service providers.



Not to scale. For indicative purposes only.

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Wayleaves, Easements & Rights of Way

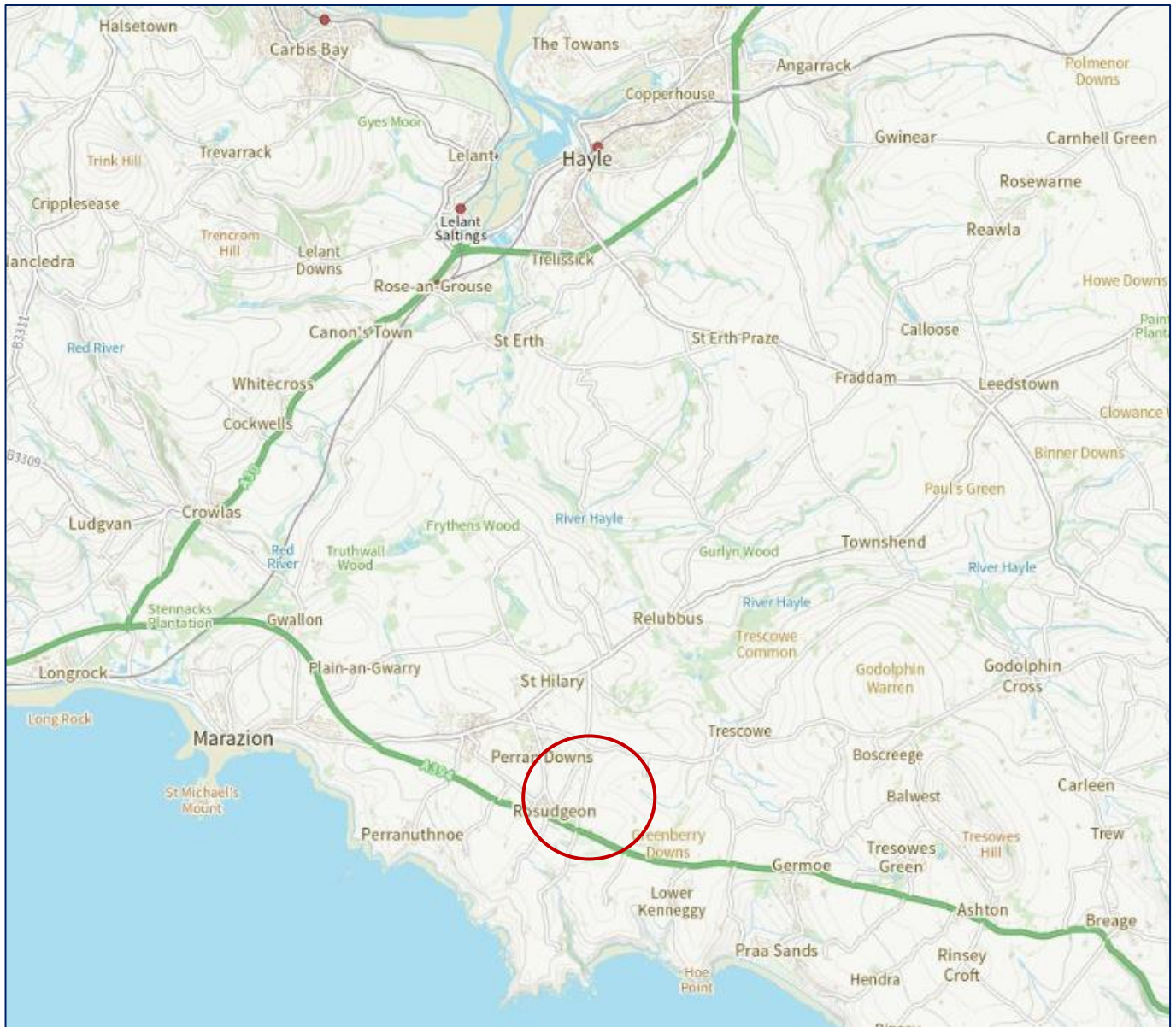
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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 a short distance to the north of the village of Rosudgeon which is intersected by the main A394 road which links the south coastal harbour town of Penzance to the west and the former market town of Hayle to the east. Nearby villages include Goldsithney and Germoe with the south Cornish coast at Prussia Cove or Perranuthnoe, short distances away. The town of Marazion and St Michael's Mount is about 3½ miles to the west.



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

From the main A394 road in the centre of the village of Rosudgeon, take the turning into Packet Lane adjacent to The Packet Public House and the land will be found after about 1/4 of a mile on the right hand side indicated by a Lodge & Thomas for sale board at the field entrance.

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