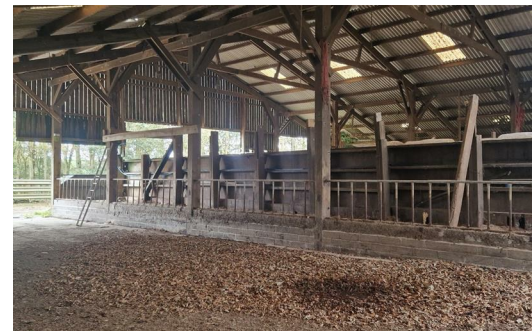
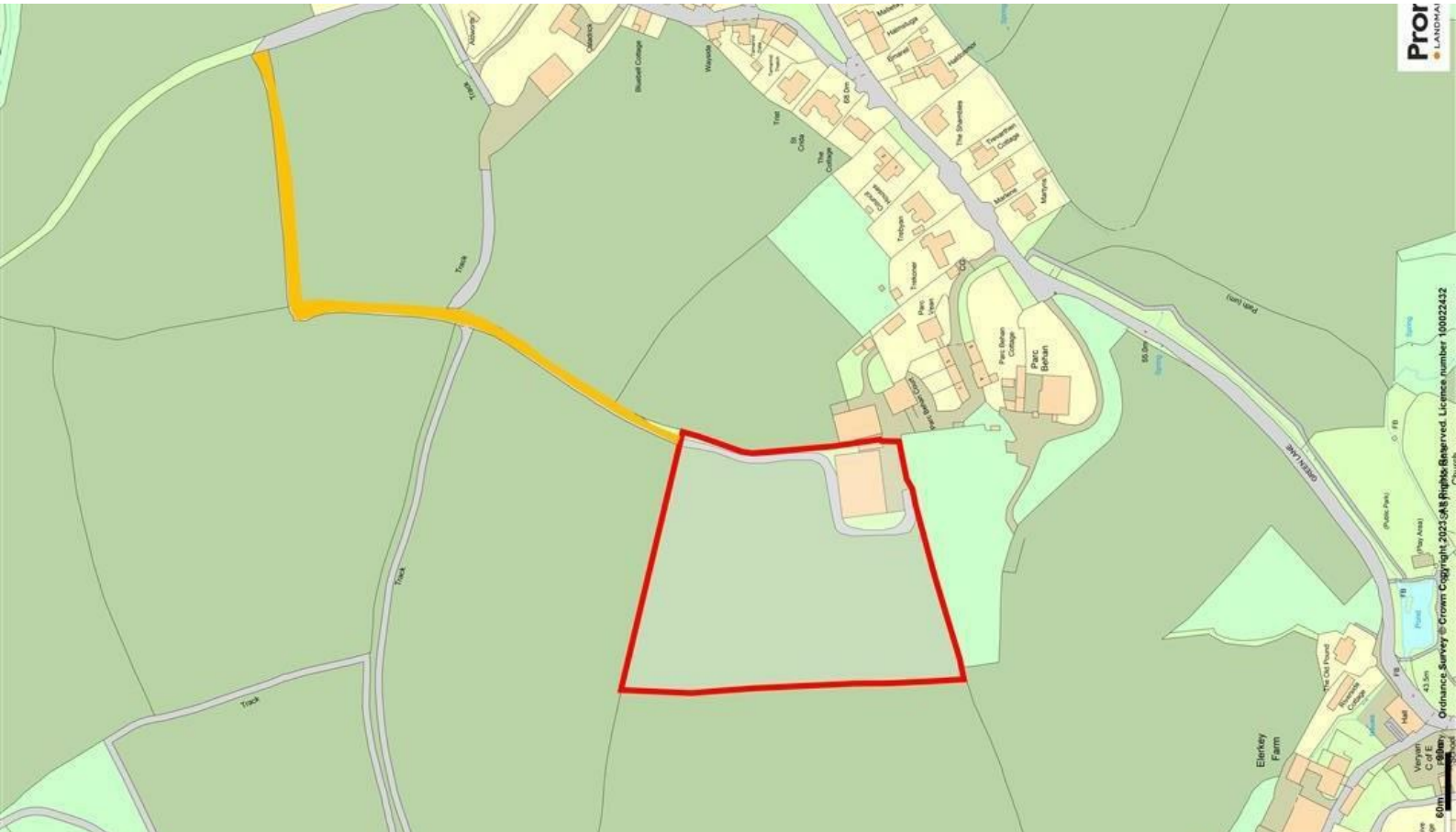


ROSELAND PENINSULA



LAND AND BUILDINGS NEAR VERYAN GREEN, VERYAN, TRURO, TR2 5QQ A LARGE MODERN FARMBUILDING, DERELICT STONE SHED AND 4.5 ACRES OF LAND

Located adjacent to the built environs of Veryan but approached across outlying fields.

A former cattle shed with concreted yard, adjacent traditional derelict outbuilding and single enclosure of land extending to over 4.5 acres.

A very unusual opportunity in this sought-after residential area.

Of particular interest to those in the immediate locality and indeed anyone seeking land for livestock, hobby farming and horses.

- Single field with buildings
- Over 4.5 acres
- Approx 9,000 sq ft covered area
- Track access
- Fertile arable land
- Natural hedge boundaries
- Edge of village
- Rare opportunity

PRICE GUIDE £200,000

A LARGE MODERN FARMBUILDING, DERELICT STONE SHED AND 4.5 ACRES OF LAND

GENERAL REMARKS AND LOCATION

These outbuildings and land are located just behind the built-up environs of Veryan and is part of a larger parcel of land known as Elerkey Farm. The farm has been used for arable cropping for several years and hence the buildings have become redundant for livestock housing. They are now offered for sale together with the adjacent field extending to just over 4.5 acres.

The land and buildings will be of particular appeal to those living locally and wanting some very large buildings suitable for workshops, livestock housing or horses together with a manageable parcel of good level land.

Veryan is a very attractive and popular village located in the heart of the Roseland Peninsula and within area recognised as being of Outstanding Natural Beauty. The village lies within a mile of the sandy beaches of Pendower and Carne and has a good range of facilities for daily needs including public house, parish church, post office and general store. The village also has a primary school, village hall as well as a sports and social club.

THE LAND

The land extends in total to 4.54 acres or thereabouts. It is comprised in one level rectangular field with natural hedge boundaries and with the outbuildings positioned in the south-eastern corner. The land has been cropped with corn for the 2023 season.

There are two additional gateways leading into retained land and it will be the responsibility of the purchaser to block these with a stone cornish hedge within 6 months of legal completion.

Access to the land is by virtue of a right-of-way through adjacent land, as shown coloured yellow on the sale plan, and entered via the old lane at Polcuta just off Veryan Green. In essence this is not a hard-surfaced track and a purchaser will need to upgrade the track for normal vehicle access.

There is also a public footpath passing along the far western boundary hedge.

THE BUILDINGS

The main farm building comprises a MULTI-PURPOSE COVERED YARD 120' x 75' constructed with timber stanchions, timber cladding, sheeted roof and with a concrete floor. It is divided into 3 separate sections comprising two

loose cattle yards with feed passages plus central silage clamp/fodder store. It fronts a concreted yard which is partly railed with metal barriers. Alongside there is a smaller traditional stone building 35' x 15 (measured externally) which has become derelict and is roofless.

PLANNING

The current use of the buildings is for agricultural purposes. No statements are being made by the vendor and the agents in respect of alternative use but it must be noted that "Class Q" for the conversion of such buildings to residential use is not applicable in an Area of Outstanding Natural Beauty.

SERVICES

Mains water is presently connected and if a mains supply is to continue to the land and buildings being offered for sale it can only operate by virtue of installing a sub-meter. Discussions will need to take place in this respect.

TENURE AND POSSESSION

The land is held on a freehold tenure and possession of the land can be obtained at any time. There are no stewardship schemes currently in place.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

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DIRECTIONS

In the first instance it is best to approach the land and buildings on foot. From Polcuta (accessed from the narrow lanes leading off Veryan Green) proceed down the old byway to the side of Polcuta Farmhouse. After a short distance turn into the second entrance on the left which is closed with double gates and continue along this track bearing around to the left and then continuing alongside the hedge in the next field. The far field is part of the subject property being offered for sale.

CONTACT US

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(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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