

## LITTLE POLGOOTH, ST. AUSTELL



### LAND AT LITTLE POLGOOTH, NR. ST. AUSTELL, PL26 7DA

### LAND EXTENDING TO JUST UNDER FOUR ACRES

- Adjoining a bridleway and perfect for equestrian enthusiasts with fantastic riding opportunities.
- Access to miles of trails and well away from main roads.
- Located within the hamlet of Little Polgooth - just two miles south of St Austell.
- South facing and enjoying far reaching views.
- Access from a quiet country lane with hardstanding providing parking.
- Potential to erect stables. A very rare opportunity.

GUIDE PRICE £95,000

## LAND EXTENDING TO JUST UNDER FOUR ACRES

### GENERAL COMMENTS

A very rare opportunity to purchase a parcel of land situated in a very convenient location on the outskirts of Polgooth. The land extends to just under four acres and is enclosed within natural hedge and one fenced boundary. The field faces due south and is gently sloping and has been used for horse grazing for many years. There a fabulous far reaching views over the surrounding countryside.

There is good road access from the country lane that leads from Sticker to Polgooth and a level area provides plenty of parking and hardstanding for cars, horse trailers etc. There is plenty of space to erect stabling (subject to consent). We understand that mains water is available close by and the vendor is prepared to discuss a temporary water supply from the retained land.

The field adjoins a bridleway and the riding out opportunities from the land are incredible with access to promoted routes for walking and horse riding. The trail running along the Pentewan Valley is easily accessible providing access to the beach and there are many more routes to explore. Further information is available from the agents.

The land is currently geared for equestrian use and is perfect for anyone in the vicinity seeking a pony paddock but also ideal for hobby farming interests. The field is in good condition having been grazed until recently.

### LOCATION

The land lies within the hamlet of Little Polgooth which is situated south of Polgooth and the west of London Apprentice. The village of Polgooth offers a popular local pub, post office and general stores whilst at the nearby St. Mewan there is a primary school and parish church. The property is also well placed for access to the south Cornish coast and much of the land in the area is owned and protected by the National Trust. Well known local attractions in the area include the Eden Project, Lost Gardens of Heligan, the quaint harbour side village of Mevagissey and Charlestown as well as the beaches at Pentewan, Carlyon Bay and Porthpean. The nearest beach is a thirty minute ride along the Pentewan cycle trail. The town of St. Austell is less than three miles from the land whilst the city of Truro with its fine shopping centre is about thirteen miles away. Both offer a wide range of daily facilities including secondary schools and supermarkets. There is a main line railway link to London (Paddington) from Truro and St. Austell.

### PLEASE NOTE

There are restrictive covenants on the land as follows:

A - Not to build or erect anything on the land hereby transferred except for agricultural purposes and in particular not to build or erect any dwelling on the land.

B - Not to use any building or erection on the land as a dwelling.

C - Not to allow anyone else to do anything on the land which contravenes the above restrictions.

### 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.

### DIRECTIONS

Proceeding from Truro to St. Austell along the A390 turn right at Hewaswater alongside Ivor Toms garage. Continue along this road for a short distance take the next right hand turning alongside Hewaswater Engineering and proceed to the next crossroads. At the crossroads go straight across and continue along this road for about a mile and a quarter to a point known as five turnings (on the brow of the hill). The entrance lane into the land will be found on the left hand side between 1 and 2 Sunnyside and Rose Cottage.

### CONTACT US

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The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) 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 intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(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.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Muve. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

