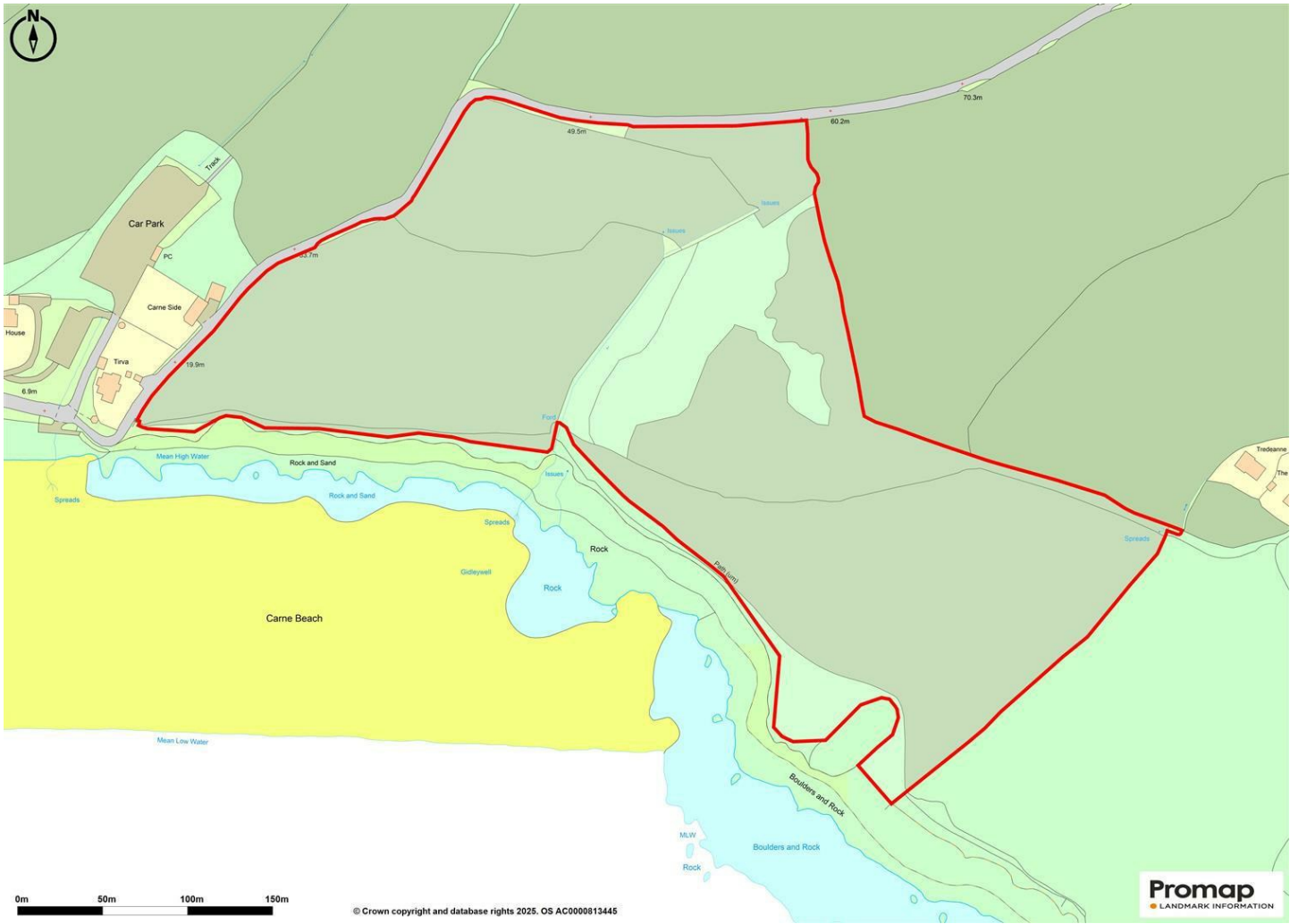


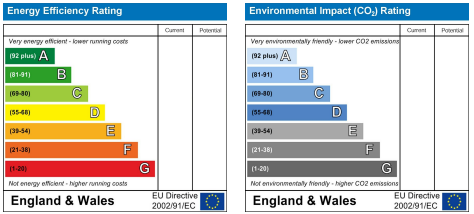
ROSELAND PENINSULA



KEY FEATURES

- Unusual parcel of land and a very rare opportunity
- Of interest to environmentalists/conservationists
- Suitable livestock grazing
- Directly adjacent the cliffs and sea

ENERGY PERFORMANCE RATING



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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



LAND PART OF CARNE FARM, CARNE, VERYAN, TR2 5PG  
OVER 24 ACRES OF LAND IN SPECTACULAR COASTAL LOCATION

A fabulous parcel of agricultural land strategically positioned above Carne Beach and part of the South Coast Heritage Coastline.

Forming a compact block of grazing land and formerly in several fields and mostly on a south westerly slope. Smaller meadow in the topmost corner with natural spring and stream bisecting the land running down to the sea.

Gated access off a minor road.

Freehold.

OFFERS IN EXCESS OF £350,000



## GENERAL REMARKS AND LOCATION

This land currently forms part of Carne Farm which has been held by the same family for generations. Hence this is a once-in-a-lifetime opportunity to purchase a block of agricultural land in one of the most spectacular locations along the South Cornish Coastline. It forms a compact block of land on a south westerly slope running down to the cliffs bordering Carne Beach and beyond. It is part of the wider Gerrans Bay coastline where much of the land is owned and protected by the National Trust including nearby Nare Head and Pednvan Point across the bay.

Carne Beach together with neighbouring Pendower Beach are well known beauty spots within the Roseland Peninsula and frequented by visitors and locals alike throughout the year. The adjacent Nare Hotel with its restaurant and other facilities is open all year round.

Veryan is the nearest village of any size and is about one and a half miles away.

## VERYAN

Veryan is situated in the heart of The Roseland Peninsula and is famous for its picturesque round houses built by a local clergyman in the 19th century. The village lies within a mile of the sandy beaches of Pendower and Carne

where there is access to some superb coastal footpaths and open National Trust land with beautiful walks. The Green is on the edge of the village and it is just a short walk down to the centre of the village which offers a thriving community with excellent day to day facilities, including a Post office, primary school, church, pub and sport club with indoor bowls and tennis courts. There is a local bus service connecting to St. Mawes and Truro.

## THE LAND

The land extends in total to 24.2 acres or thereabouts. It is essentially a parcel of grazing land and whilst formerly several fields the boundary hedges have eroded over the years and livestock have grazed the entirety. Much of the land is on a slope including a steep bank but at the top the land levels out into a smaller meadow where a natural spring emanates and feeds a stream running down to the sea. A concrete tank set within the stream was previously a water collection point when the meadow was used as a camping site for holiday visitors many years ago (applicants must note that there is no implied use of the land for camping purposes nor likely to be any planning consent granted for same).

A further area of land to the north of the area being offered for sale is being retained by the vendors. A



gateway leading into this field will no longer be operational for access by either party unless agreed by courtesy.

## RIGHTS OF WAY

The South Cornwall Coastal Footpath passes through the land alongside the cliff boundary. A second footpath passes through the land to join the aforementioned footpath from Carne Village.

## SUBSIDY

The land is not registered with the Rural Payments Agency for any subsidy.

## SERVICES

There are no services connected.

## 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.

## DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

## DIRECTIONS

The land is easily identifiable to the east of Carne Beach.

