

ROSELAND PENINSULA - BOSWAGUE PORTHOLLAND



GREGORS, BOSWAGUE, PORTHOLLAND, TR2 5ST

SINGLE FIELD OF APPROX 6 ACRES

A valuable parcel of agricultural land in a sought-after locality just inland from the coast within the renowned Roseland Peninsula. A pasture field, reseeded a few years ago and with a stream along the boundary. Southerly aspect, good road frontage and access.

- 6 acres
- Single field
- All in grass
- Southerly aspect
- Stream on boundary
- Good road access
- Close to coast

PRICE GUIDE £95,000

SINGLE FIELD OF APPROX 6 ACRES

GENERAL REMARKS AND LOCATION

It is rare for a small parcel of land to be available for purchase in this particular geographic location. Much of the farmland in the immediate vicinity forms part of the Caerhayes Estate or is part of a larger farming enterprise. Hence this single field should be of wide appeal, especially to neighbours living nearby and others further away wanting a parcel of land for hobby farming, conservation or equestrian use.

By way of postcodes Boswague has a postal address of Tregony but is in fact part of Vryan parish and is close to the seaside hamlets of East and West Portholland. It is part of the renowned Roseland Peninsula and within an Area of Outstanding Natural Beauty. There are very limited facilities in the immediate area but at Vryan there is a post office and shop, parish church, primary school and a social club with tennis and indoor bowls. Tregony has further facilities including the Roseland Secondary School and is just over 3 miles from Boswague. The south cornish coast is literally just down the road with beaches at East and West Portholland.

THE LAND

The land extends to approximately 6 acres or thereabouts and is contained in a single enclosure with good access from the minor county road which runs along part of the boundary. The land is all in grass, reseeded a few years ago and for the most part is level or gently sloping and then sloping more steeply into the valley. There is a twin gated entrance (18ft) from the council highway.

There is a natural stream running just inside the south-eastern boundary. There is no mains supply available.

BOUNDARIES

Cornish hedge boundaries are shared or exclusively owned where adjoining the highway. However there is an old quarry in the south-eastern corner of the field which is being retained by the vendors to protect their privacy. It will be the responsibility of the purchaser to erect a stock-proof fence along the boundary marked A-B-C on the sale plan within 6 months of legal completion. The fence shall be at a minimum height of 1.5 metres and constructed of tanalised posts at 3 metre centres and with sheep netting and two rows of strained barbed wire.

RESTRICTIVE COVENANT

The below is taken from the Land Registry title.

"The Transferee (with the intent to bind any successors in title) hereby covenants with the Transferor for the benefit of the Transferor and their successors in title or assigns and of the Retained Land on the following terms:

Not to use the Property or any part thereof otherwise than as agricultural, equestrian or amenity land and not to erect or construct, nor permit erection or construction of any buildings, erections or other structures on the Property, other than two single storey buildings of an agricultural or equestrian nature to a maximum size of 650 square-foot each".

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

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DIRECTIONS

There are various ways to approach the land. From the A3078 Tregony to St Mawes road take the left hand turn to Vryan immediately after the Texaco Garage at Bessy Beneath. Continue along this road for a short distance and take the first left hand turning towards Caerhayes. After about half a mile (at Tippetts) take the next right hand turning signposted Vryan and Portloe and then the next left signposted Portholland. Continue along this road and after passing the entrance to Boswague Farm (the second farm entrance) continue down the road where the entrance to the field is on the right hand side.

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.

