



**MATHER**  
PARTNERSHIP



## Land to the North of Prospect Farm Coverack Bridges, Helston, TR13 0DE

A super opportunity to acquire a good size parcel of land extending to approximately 5 acres. Perfect for equestrian or recreational use or horticulture. The land is enclosed by cornish hedging to two sides with the other boundaries fenced with high tencile stock netting. Exceptional far reaching coastal and rural views can be enjoyed from the land.



## OFFERS IN EXCESS OF £65,000

### LOCATION

The land enjoys an idyllic setting in the heart of the Cornish countryside between Coverack Bridges and Prospidnick with exceptional sweeping rural and coastal views. Conveniently only approximately 2.5 miles outside of the market town of Helston.

### THE LAND

The land is of good grazing quality and extends to approximately five acres. It is enclosed by a combination of Cornish hedging and high tencile stock netting. The land has been separated into multiple enclosures. The fence posts used for this are excluded from the sale but available by separate negotiation.

### SERVICES

The sellers have informed us that they have had the land surveyed and that there is water that could be accessed via a borehole. This would be the buyers responsibility to install. For the first six months following completion the sellers are prepared to negotiate an agreement for the buyer to use their water for an appropriate cost. Council Tax Band not applicable.

### AGENTS NOTE

The property owns the access area from the road but the owner of the higher parcel of land currently under offer via ourselves enjoys a right of access over this area. Maintenance costs for this area will be shared please ask for further details.

### DIRECTIONS

Leave Helston on the Redruth Road passing Wheal Dream on your left hand side. Shortly after this take the left hand turning signposted Coverack Bridges. Follow the road until passing Trannack Primary School on your right hand side, shortly after this you will see Prospect Farm Livery on your right. Continue past this shortly after turning right going gently uphill. You will then see the entrance to the land on your right signposted by a Mathers For Sale Board.



The Mather Partnership advises that whilst we endeavour to ensure that our sales particulars are accurate and they are produced in good faith, they are produced as a general guide only and do not constitute any part of a contract. If there is any aspect of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. No person in the employment of this company has any authority to give any representation of warranty in relation to the property. Please note that none of the services, appliances, heating, plumbing or electrical installations have been tested by the selling agent. Also, if double glazing has been mentioned, the purchaser is strongly advised to satisfy themselves as to the amount of double glazed units in the property.