

PERRANWELL, TRURO



LAND AT GRENNA LANE, PERRANWELL, TRURO, TR3 7LL

TWO SHELTERED MEADOWS ON THE EDGE OF THE VILLAGE

A very desirable parcel of land in a quiet setting away from busy traffic.

Approximately 1.4 acres almost equally divided into two rectangular meadows enclosed by mature Cornish hedges.

Ideal for those living in the area and needing land for ponies, growing or amenity.
Freehold.

- Two rectangular meadows
- 1.37 acres
- Wooded lane approach
- All in grass
- Very gentle southerly aspect
- Quiet and away from traffic
- Ideal for those living locally
- Suitable as pony paddocks

PRICE GUIDE £55,000

TWO SHELTERED MEADOWS ON THE EDGE OF THE VILLAGE

GENERAL REMARKS AND LOCATION

This is a rare opportunity to purchase a small parcel of land in a favoured residential locality. The land is approached from Grenna Lane via a narrow lane which is a formal right of way and also a public footpath. The lane is suitable for a small tractor to have access and is a delightful tree-lined introduction to the subject land which is a safe haven well away from passing traffic. The land extends in total to almost 1.37 acres and comprises two equally sized meadows with a gentle southerly aspect and suitable for many purposes. It will appeal to a wide range of purchasers but especially those in the immediate locality needing land for ponies, horticulture, conservation or some other amenity use.

Of particular note are the Cornish hedges enclosing and dividing the meadows and featuring several spreading oaks as well as a proliferation of hawthorn, holly and elderflower. Both meadows are in grass and suitably fenced for sheep grazing.

Grenna Lane is a delightful unspoiled part of this highly sought-after village whose excellent day-to-day amenities includes regular bus and rail services, a village stores/sub-post office, public house, garage, active community hall and highly regarded county primary school. Beautiful walks abound in the area, which are literally 'on the doorstep'. The nearby village of Carnon Downs provides further amenities including a doctors surgery, hairdressers, dentist and garden centre.

RESTRICTIONS

There is a restriction "not to erect any buildings on the property provided always such restriction shall not apply to a stable or shed appropriate to the user of the property as agricultural land or as amenity land".

RIGHTS OF WAY

The access lane (over which there is a formal vehicular right of way for this land) is also a public footpath. This footpath continues through the land now being offered and runs alongside the middle hedge.

SERVICES

There are currently no services connected to the land. In respect of water the title provides the "right to lay repair renew and maintain a water supply in the said roadway or track shown coloured brown on the plan..... together

with all such further and additional rights as may be necessary for the purpose of obtaining a supply of mains water....." However please note that the mains water is not located in the roadway at the bottom of the lane.

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.

CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01872 242244

01326 270008

sales@philip-martin.co.uk

stmawes@philip-martin.co.uk

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.

