

0.91 Acres of Land at Trevellas, St Agnes, Cornwall TR5 0XX



Extending to approximately 0.91 acres (0.37 hectares) this parcel of land is likely to appeal to a wide range of purchasers, particularly those in the immediate area needing land for a pony, dog walking, horticulture, conservation or some other amenity use.

Guide Price: £95,000 Freehold

Location

Trevellas is a hamlet located between St Agnes and Perranporth close to the scenic rugged north Cornish coastline and approx. 7 miles from the City of Truro. Locally both St Agnes and Perranporth provide for retail and business facilities for everyday requirements, while the City of Truro, the main administrative centre of Cornwall, provides a plethora of retail and professional services along with medical and educational facilities.

The Land

The land has a Cornish hedge forming the eastern boundary with the road and access is set back from the council road with useful pull-in area, through a recently fitted galvanised gate. A concrete base of an historic outbuilding on the site measures approximately 20m x 5m.

The land is classified Grade III on the Land Classification Map for the area and suitable for arable cropping. From parts of the land there are attractive views out towards the coast and surrounding countryside.

Services: No services are connected to the land. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan: 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 intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



Viewing: Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. **Buyers are warned about an open tank, possibly a disused septic tank, which exists in the far southwest corner of the land parcel.** Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

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