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Land part Lower Durian Farm



Sithians 1 mile Falmouth 6 miles Truro 9 miles

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## An opportunity to purchase a single pasture field with field shelter and store building

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- Fine Pasture Field
- Good Boundaries
- Gateway Access
- Fine Views
- Field Shelter About 23' x 11'
- Store Building About 10' x 9'9
- Total about 3.79 Acres
- Freehold

Guide Price £60,000



### SITUATION

The land is pleasantly situated in unspoilt rolling countryside about a mile to the south-east of Stithians Village. It is situated with direct access off an unclassified country lane in a tucked away, secure and accessible position. Stithians offers everyday facilities and amenities.

### DESCRIPTION

The land comprises a fine regular shaped pasture field with good hedge boundaries and direct access off a country lane.

At the eastern end, is a timber and metal clad enclosed open fronted Field Shelter about 23' x 11' and a timber and corrugated fibre cement Store Building about 10' x 9'9.

From the land there are fine views of the area.

At the western end is a small stream.

In total, the field extends to about 3.79 acres.

### PLAN

A plan which is not to scale and is provided for identification purposes only is included with these particulars.

### VIEWING

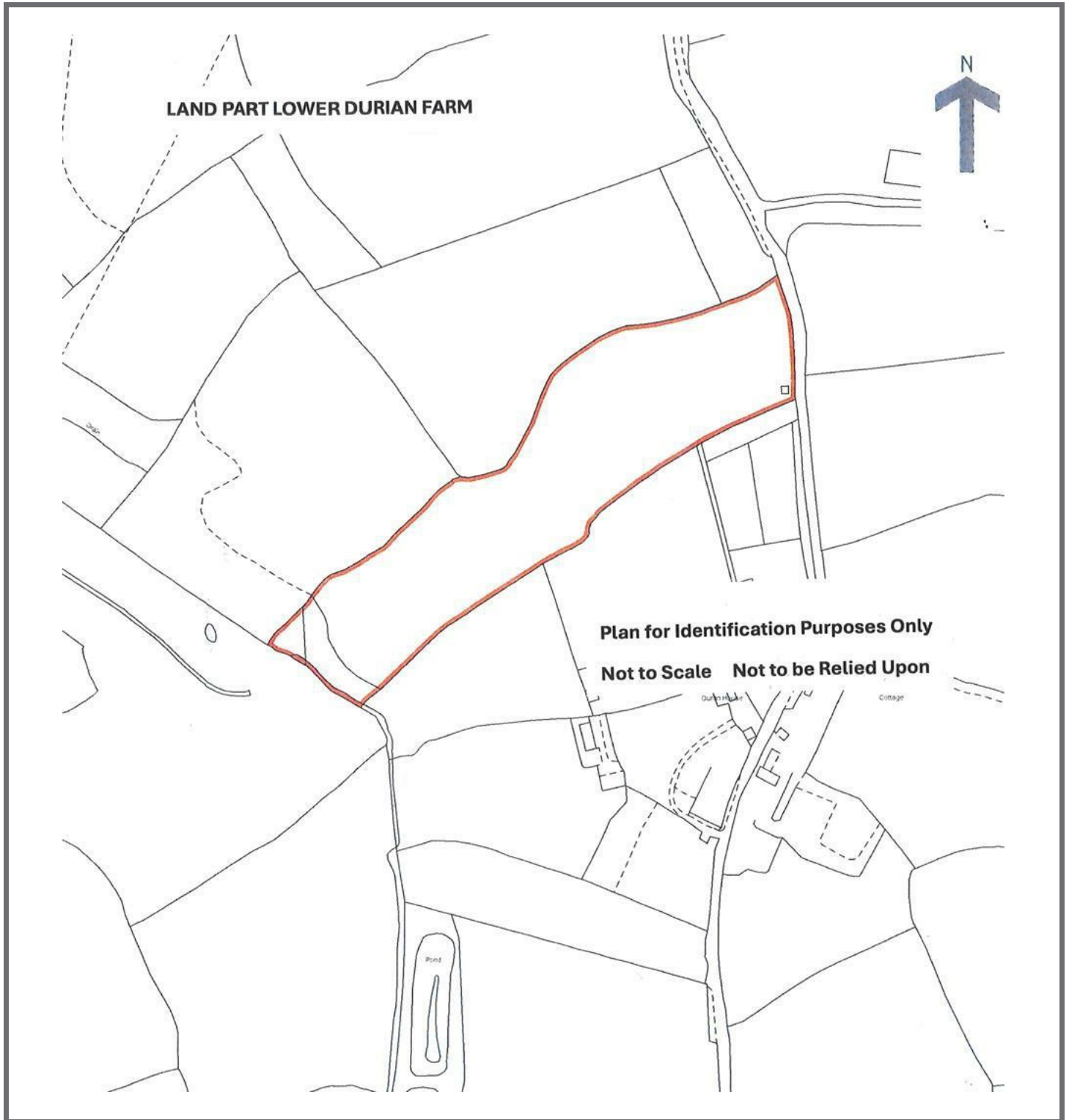
Strictly and only by prior appointment with Stags' Truro office on 01872 264488.

### DIRECTIONS

From Truro take the A39 towards Falmouth for about seven miles until reaching Higher Treluswell Roundabout. Continue straight over and drive to the

next roundabout at Higher Treliever and bear right onto the A394 towards Helston. Drive for a mile to the village of Logndowns. Pass the filling station on the left and after about a further 250 yards turn right (signposted) shortly before the 50mph speed limit sign. After about a third of a mile at the junction, follow the roundabout to the left. Drive for about a mile passing Durian House and Lower Durian Farmhouse, follow the road around to the left and the entrance to the land will be seen on the left-hand side after about a further 75 yards.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
101-110	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
0-20	G		

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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