LODGE & THOMAS

ESTABLISHED 1892

5.8 ACRES OFF BEACON DRIVE, ST AGNES, TR5 0ND



Four fields totalling approximately 5.8 acres used principally over recent years for grazing, situated within a spectacular north coast setting enjoying mesmerising coastal views.

For Sale by Private Treaty

Guide Price: £100,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

A rare opportunity to purchase a parcel of land located within an Area of Outstanding Natural Beauty.

It makes up an important part of the local environment abutting St Agnes Beacon where part of the land is designated as Heritage Coast, and the whole being within a World Heritage Site covered by Article 4.

The land is divided into 4 enclosures with one access directly off the Council Road and is Graded 3A, 3B and 5 agricultural land.

There is a mains water connection at the gate and there are no footpaths or rights of way over the land although it should be noted that there is the grave of previous owner near the southern boundary.





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Services

Mains water is connected at the gate. 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.

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Location
Higher Bal is a small rural hamlet less than 1 mile to the west of St Agnes, one of Cornwall's most iconic north coastal villages.

Surrounding Higher Bal is a network of footpaths and scenic walks along a dramatic coastline with truly breathtaking scenic coastal views.

The lively village of St Agnes provides a comprehensive range of amenities including a Doctor's surgery, Dentist, Library, a plethora of pubs, restaurants and shopping facilities as well as a sought-after primary school.

For those that need to travel further afield the A30 is 4½ miles away en-route to the Cathedral City of Truro.



Viewing: Strictly by appointment with the sole selling agent Lodge & Thomas.
Telephone 01872 272722 or email sales@lodgeandthomas.co.uk.

Directions: From the square in the middle of St Agnes, bear left in front of St Agnes Bakery into Trevaunance Road. Follow this road out of the village and continue through the hamlet of Higher Bal, shortly after which the land for sale will be found on the left-hand side identified by a Lodge & Thomas "For Sale" board.

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