

GOONHAVERN, TRURO



LAND AT PERRANWELL ROAD GOONHAVERN, TRURO, TR4 9NX

SINGLE FIELD ON THE EDGE OF GOONHAVERN VILLAGE

EXTENDING TO 6.5 ACRES

Strategically positioned parcel of agricultural land on the edge of Goonhavern village.

A single field with frontage to the A3075.

All in grass with tiny margin of wetland along the stream boundary.

Suitable for grazing livestock including horses.

- Good access
- Ideal for conservation
- Natural water
- Freehold

PRICE GUIDE £150,000

SINGLE FIELD ON THE EDGE OF GOONHAVERN VILLAGE

GENERAL REMARKS AND LOCATION

This is a rare opportunity to purchase a single field strategically positioned on the edge of Goonhavern village. It extends to 6.5 acres or thereabouts and has a long frontage to the A3075 road. It will be of particular appeal to those living nearby wanting a manageable parcel of land for grazing animals including horses but also to anyone interested in conservation and perhaps envisaging some longer term potential.

Goonhavern is a popular village just a couple of miles inland from the north Cornish coast at Perranporth and set astride the A3075 road connecting the A30 with Newquay. The village is a thriving community and with a range of facilities for daily needs including post office and shop, primary school, pub and a garden centre. The resort of Perranporth affords a wider selection of shops and is renowned for its magnificent beach and surfing opportunities. The city of Truro with its cathedral and fine shopping centre is about 9 miles away.

THE LAND

The land is comprised in one enclosure very gently sloping from the road to a natural stream along the far boundary where there is also a margin of wetland. The field has been used for cropping hay or silage for many years but is very suitable for grazing.

PLANNING

The land has been owned by the same family for very many years. No formal applications for development or alternative use have been submitted to the Local Planning Authority and whilst the land lies close to the Goonhavern Settlement Boundary there is no implied alternative use suggested by the sellers or their agents. Prospective purchasers must rely on their own enquiries in this respect.

It is important to state that the Goonhavern Neighbourhood Development Plan (NDR) shows the majority of the frontage land of this parcel being designated as a Green Buffer Zone.

SERVICES

There is a natural stream water supply but prospective purchasers must make their own enquiries regarding connection of a mains supply.

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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.

DIRECTIONS

The land is easily identified adjoining the main road on the western edge of Goonhavern and with a for sale board displayed.

CONTACT US

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