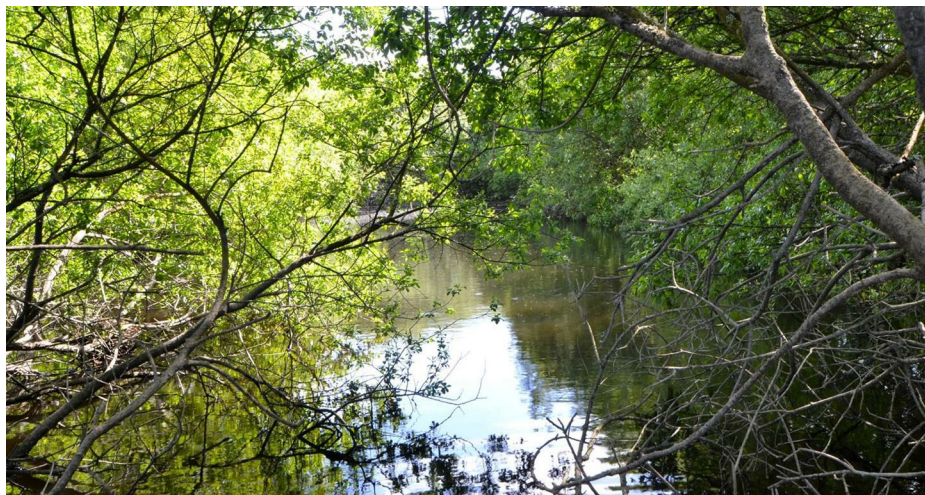




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Land To West of Wheal Davey Farm



St Agnes 2 miles Perranporth 4.5 miles  
A30(T) 2.5 miles

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In pleasant rolling countryside near St Agnes, an opportunity to purchase a well hedged field with wildlife pond and stream border

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- Recently Re-seeded Pasture Field
- Good Boundaries
- Gated Access
- Fine Views
- Attractive & Sheltered Wildlife Pond - about 0.20 of an Acre
- Natural Stream Border
- Total about 2.97 Acres
- Freehold
- Best & Final Offers
- By Noon on Wednesday 17th June 2026

#### **METHOD OF SALE**

Best and final offers are invited by 12 noon Wednesday 17th June 2026.

Please contact Stags for a copy of a specified form for completion and submission – either by hard copy or email.

After submission on the Best and Final offer form, we recommend contacting Stags Truro office to confirm receipt.

#### **SITUATION**

The field and pond are pleasantly situated in unspoiled rolling countryside about 2 miles to the south-east of St Agnes and 2.5 miles from a junction to the A30(T). It is situated with direct access from an unclassified country lane, in a pleasant, quiet and accessible position.

#### **DESCRIPTION**

Of a regular shape with good hedge boundaries and direct access off an unclassified country lane, the land is on a gentle west-facing aspect and benefits from having been recently re-seeded.

At the western end, in a delightful sheltered position, is a pond which extends to about 0.2 of an acre and which is currently encircled with Pittosporum and various trees and shrubs. Given its quiet and tranquil position, the pond is a natural haven for wildlife and indeed a wide variety of flora and fauna abound.

On the western boundary of the land is a small stream.

In total, the property extends to about 2.97 acres.

#### **HIMALAYAN KNOTWEED**

On the southern boundary of the land, is an area within which Himalayan Knotweed was growing and on which viewers will note that an eradication treatment has been applied.

#### **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. Please take care around the pond.

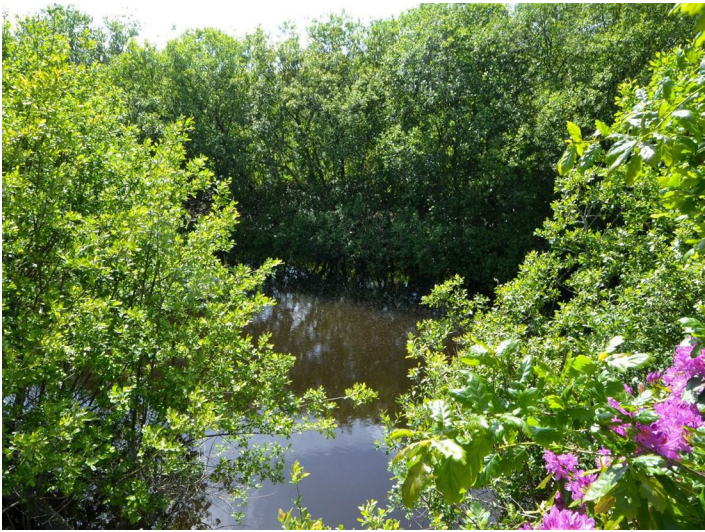
#### **SERVICES**

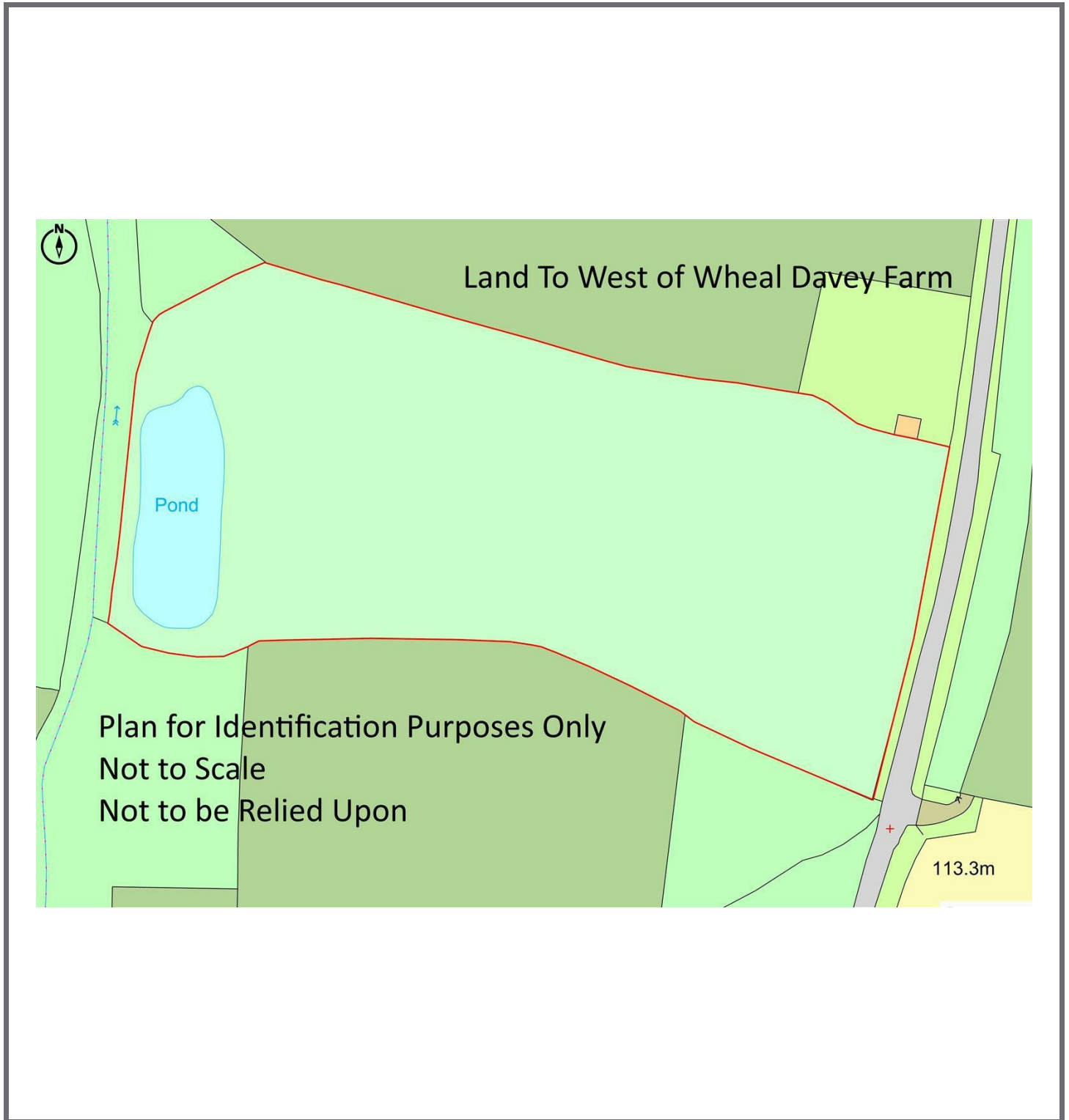
Natural water supply on the western boundary.

#### **DIRECTIONS**

From the Chiverton Arms, take the B3277 towards St Agnes and after about 200 yards turn right towards Mithian. Drive for about 700 yards and take the first turning on the left towards St Agnes and Goonbell (blue sign). Drive for about another 700 yards and at the Y junction, bear right up the hill (unsignposted) and on the brow of the hill pass the entrance to Wheal Davey Farm and after about a further 20 yards there is a parking space on the left-hand side. The entrance to the field is a short distance further on, on the left-hand side.

Offers In Excess Of  
£50,000





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
(92-100) A	(85-91) B	(75-84) C	(65-74) D
(55-64) E	(45-54) F	(35-44) G	(2-34) H

Not energy efficient - higher ratings cost more

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