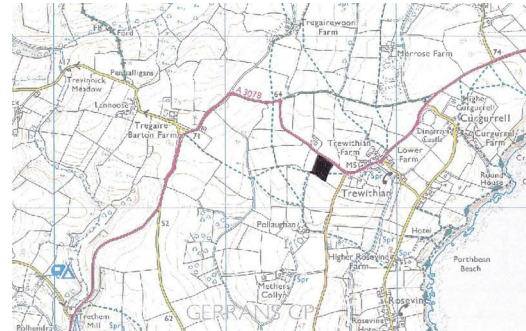


## PORTSCATHO



### ARMY CLOSE TREWITHIAN, PORTSCATHO, TRURO, TR2 5EJ

#### SINGLE FIELD OF 2.8 ACRES

Good level rectangular enclosure in the heart of the Roseland Peninsula, close to Portscatho.  
Glimpses to the sea in Gerrans Bay.

DUE TO THE LEVEL OF INTEREST SHOWN, WE HAVE BEEN INSTRUCTED TO GO TO BEST AND FINAL OFFERS BY ON TUESDAY 16TH MARCH BY 5PM. Please contact agents for any further information.

- All in Pasture
- Gentle Southerly Aspect
- Water Main Crossing Land
- Good Road Access

OFFERS OVER £40,000

## SINGLE FIELD OF 2.8 ACRES

This valuable parcel of land extends to 2.8 acres or thereabouts. It lies adjacent to the A3078 on the edge of the hamlet of Trewithian and about a mile or thereabouts from Portscatho. The land is comprised in one rectangular enclosure and whilst broadly level it has a gentle southerly aspect and all of which is in pasture although a few young trees have also been planted Whilst ideal for those with horses or other livestock the land is equally suitable for cropping and market gardening. The field is known as "Army Close" due to the army having a base camp in this field during the second world war.

There is a South West Water main crossing through the land and enquiries for connection should be directed to South West Water.

A public footpath passes through the land.

There are no Entitlements to be transferred under the Basic Farm Payments Scheme.

## AGENTS NOTE

This is a very rare opportunity to purchase a single field in an area where small blocks of land seldom come to the open market. It will be of particular interest to those persons living in the area wanting a field for a pony, livestock or cropping or even possibly conservation purposes.

### CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01872 242244

01326 270008

[sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

[stmawes@philip-martin.co.uk](mailto:stmawes@philip-martin.co.uk)

The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) 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 intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

Sales - Referral fee disclosure - We may recommend conveyancing services to you through Simply Conveyancing. These services are optional, however, should you use their services, Philip Martin will receive a payment which is typically £200 plus vat.

