

LODGE & THOMAS

ESTABLISHED 1892

2 ACRES OF LAND OFF CHY-AN-DOUR CLOSE, ST IVES, CORNWALL TR26 2HL



Rarely available this close to one of Cornwall's most coveted coastal towns, a 2 acre parcel of agricultural land on the fringe of St. Ives. This attractive field has been in the current family's ownership for more than 50 years during which it has been used for animal husbandry and cropping. Today it is unused and a haven for wildlife. It slopes gently towards the south and from part has a lovely view towards Trendrine Hill.

GUIDE PRICE £200,000 – FREEHOLD

01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

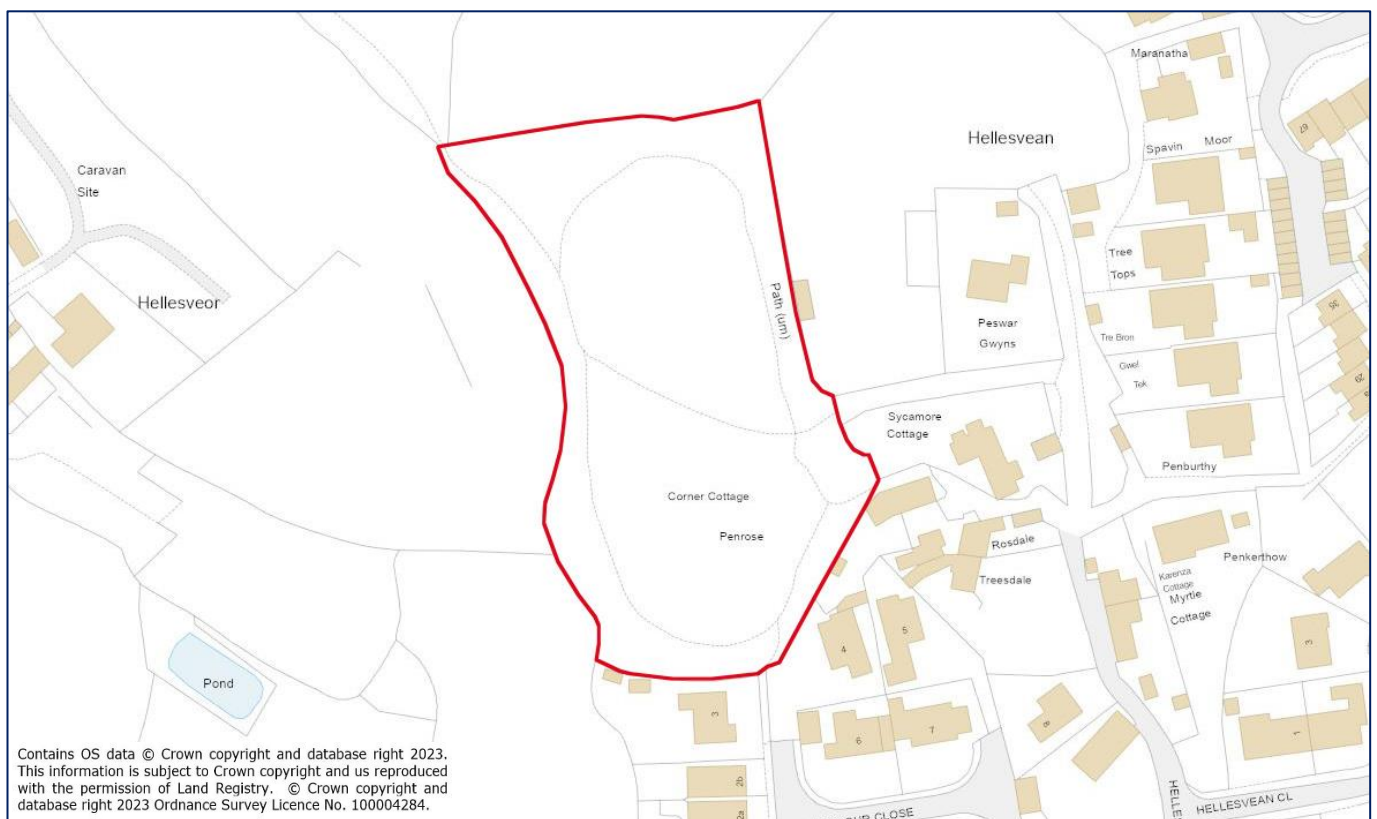
The field is located in the area of Higher Stennack on the western most fringe of St Ives, around 120m off the B3306 coastal road. This presently quiet location is approximately 1 mile from the sea front and the huge variety of craft shops, fine dining eateries, galleries and pubs within this historic fishing port. St Ives and its wealth of safe sandy beaches became a mecca in the early/mid-20th Century for some of the country's most famed artists, sculptors and ceramic icons such as Sir Terry Frost, Wilhemena Barns-Graham, Bernard Leach and Barbara Hepworth.

St Ives has in recent times become one of the most sought after holiday destinations in the UK collecting many accolades for its beautiful beaches and marine leisure including surfing. It is located on Cornwall's rugged north Cornish coast and can be found at the end of the branch line connecting with the main Paddington to Penzance railway line at St. Erth. The town is equally accessible by road being just 6 miles off the main arterial route the A30. The town is situated within West Penwith, an area of Cornwall renowned for stunning yet rugged coastline, and a rich and diverse history and culture ranging from prehistoric settlements through smuggling and wrecking to farming and technological innovation. The port of Penzance on the south coast is approximately 8 miles distant where there is an extensive array of shopping, schooling and health facilities whilst closer to hand is the foundry town of Hayle being 6 miles distant and where local amenities include a variety of schools, dentists, doctors and hairdressers together with an Asda Superstore, Marks & Spencer and a Boots Superstore.

The county town of Truro famed for its beautiful Cathedral and centre of banking and commerce within Cornwall, is just 26 miles away so within easy daily commuting distance.

The Land

At present it can only be accessed over a vehicular right of way that leads to Hellesvean and a pedestrian access off Chyandour Close. A public footpath runs through the field. The northern half of the field falls within an Area of Outstanding Nature Beauty and the whole is subject to Article 4 Direction Orders. The field is also identified within the 2012 to 2015 Strategic Housing Land Availability Assessment. A pre-app dated 22 August 2017 (PA17/01991/PREAPP) concluded that the site was outside of the St Ives Area Neighbourhood Plan 2015-2030. Details on request.



Services: No enquiries have been made and it will be the responsibility of interested parties to make their own enquiries.

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. A Public Footpath runs through the field

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.

Viewings: Interested parties are permitted to view during daylight hours on foot, subject to adhering to the Countryside Code.

Directions: Turn off the B3306 at Higher Stennack in Chy-an-Dour Close. Drive straight ahead and park in the cul-de-sac. From here follow the footpath along the front of No. 3 and on to the field.

what3words///scorching.achieving.paddock



