

West Cornwall

Over 20 Acres Agricultural Land

Land at Sunnydale Farm, Paul, Penzance TR19 6US



Offers Invited for the Whole

A block of level or gently sloping productive agricultural land extending to **20.21 acres (8.18 hectares)**, in a sought-after location adjoining the north-western edge of the village of Paul.

B3315 ROAD ½ MILE | CENTRAL NEWLYN 1 MILE | MOUSEHOLE ½ MILE | PENZANCE TOWN CENTRE 2½ MILES

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation:

The land is located in south west Cornwall with long frontage to the minor Council maintained road which leads from the B3315 road to the village of Paul. Central Newlyn at the bottom of Paul Hill is about 1 mile away to the north and Penzance town centre is about 2½ miles away, also to the north.

The Land

This block of land extends in area to **20.21 acres** or **8.18 hectares** or thereabouts and is comprised mainly within one large field enclosure and the remainder within a second smaller field. There are two points of access from the road, both into the larger field at its eastern boundary.

The land is level or only gently sloping with boundaries formed mainly of Cornish stone and earth hedges.

The land is described as Grade III on the Land Classification Map for the area and is suitable for growing a wide variety of crops in this renowned 'early' and double cropping farming district.

The land has been used for a rotation of crops, the latest being potatoes and was down to grass beforehand.

The land is for sale as a whole with offers invited for the freehold.



Special Condition: The land is to be sold subject to an Uplift or Overage Clause whereby, if for a period of 20 years, planning permission is obtained on the land for residential development, the vendors or their successors are to receive 25% of the uplift in value resulting from the planning permission. The vendors' solicitors to provide the necessary Clause within the Sale Contract. For the avoidance of doubt, planning for any agricultural building will not trigger the overage.

Services: We understand there is mains water pipe passing through the land. Interested parties are advised to make their own enquiries.

Wayleaves, Easements & Rights of Way: The sale of the land will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist. Public footpaths pass over the land.

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: By appointment with the selling agent Lodge & Thomas.

Directions: From Newlyn proceed up Paul Hill and continue on the B3315 until the left hand turning signposted Paul. Proceed towards Paul and the gated entrances to the land will be found on the right hand side before reaching the village and identified by a Lodge & Thomas for sale sign.

what3words.com/slams.afterglow.lame



