

Stithians Dog Park, Stithians, Truro, Cornwall TR3 7DP



Located on the fringes of the village of Stithians, a recently developed dog park with penned enclosure, useful range of buildings to include day cabin. Rural position, yet accessible to Falmouth, Redruth.

Guide Price £95,000

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

The property is situated approximately $\frac{3}{4}$ of a mile to the north of the village of Stithians, which boasts a range of services and facilities for every day requirements, whilst the large towns of Penryn, Falmouth and Truro are all within easy reach and provide an extensive range of retail, professional, leisure and educational facilities.

The Property

The site extends to approximately 1 acre and is level and provides an enclosed dog exercise area which is consented for public use, with a useful range of outbuildings to include an open fronted barn container and a cabin for day room purposes.

The property is being sold due to the vendor seeking to relocate and this opportunity provides great potential for someone seeking a canine facility for either exercise, training or indeed other canine business use, subject to any planning consents that may be required.

The exercise area is enclosed and accessed from the level parking area with a number of canine play equipment.



The property comprises:- all dimensions approximate

Steel Container (2.3m x 2.1m) with timber boarded floor.

Open fronted **Barn** (7.37m x 3.6m) timber construction under a mono-pitch corrugated roof.

Private gravelled **Garden** Area leading to a **Timber Store** (2.3m x 1.7m);

Day Cabin (7m x 4.6m) timber clad under a fibre glass roof with insulation housing a small kitchen area and compost toilet, LPG wood burning stove. Sliding doors to a decking with views over the exercise area. The cabin is used for day room purposes only and not for full residential use.



Services: No mains services are connected to the property

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 along the stream, on the western boundary but is screened by a close boarded fence.

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: Strictly by appointment with the sole selling agent Lodge & Thomas.
Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: From Penlan Cross Roads, follow road towards Stithians passing Stithians showground. Take next turning right, signed Trewithen Moor. Following lane down the hill and entrance gate will be found on your left.

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