

LODGE & THOMAS

ESTABLISHED 1892

1.7 Acres at Kestle Mill, Quintrell Downs, Newquay, Cornwall TR8 4PU



1.7 acres of agricultural field

Generally level and sheltered

Has been used for growing vegetables and fruit trees

A wonderful wildlife and flora habitat with a river along one boundary

Price: £80,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

Kestle Mill is located 1 mile south of the rapidly growing village of Quintrell downs, where there is a shop, two public houses and a stop on the Newquay/Par branch railway line. Newquay itself, with a wide range of amenities and beaches is within a 10 minute drive, whilst the A30 is just 3 miles away at Summercourt to the east.

The Land

Fronting the A3058 an extremely well-positioned agricultural field used in most recent years as an amenity area. The current owners have taken advantage of the sheltered location to grow vegetables and plant fruit trees. Some may want to clear parts of the field, while others will enjoy the privacy provided and fabulous environment for wildlife and insect life, which includes dragonflies near the river. The sellers will provide access through their neighbouring field for a period of 12 months from completion, allowing the new owner time to obtain planning permission to create a separate access from the main road. Should planning permission be rejected, the owners will grant a permanent right of way through their neighbouring field.



Services: No mains services are available on the property.

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

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.

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

Directions: From the roundabout at the centre of Quintrell Downs take the exit signposted St Austell, Summercourt, Truro and Mitchell. Follow the road down the hill and around a sweeping left hand bend. The field for sale will be found a short way along on the left with a Lodge & Thomas for sale board, just before the right hand bend.

what3words///repeating.prefect.cherish