

1.4 Acres of Land at Bussow Farm, Towednack, St Ives TR26 3BB



1.4 acres of level pasture land fully enclosed by established Cornish hedging with direct access onto the Council highway, in an excellent location close to St Ives

Guide Price: £65,000 Freehold

Situation

This convenient location on the fringe of St Ives on the B3311 means that the field is easily accessible from St Ives, Halestown, Lelant and Nanceldra. It is a popular area close to the north coast. Situated adjacent to pony trekking centre, the many shops and facilities of St Ives are just 2 miles away, whilst the B3311 continues to Penzance 7 miles to the south-west. The A30, the main spinal route through Cornwall, can easily be accessed 5 miles away at the St Erth junction on the fringe of the historic foundry town and harbour of Hayle.

The Land

This 1.4 acre parcel of agricultural land is generally level, and is protected by a Cornish hedge boundary. Over recent years it has been used primarily for grazing, in an area popular amongst equine enthusiasts. There are two gateways accessing the owner's neighbouring fields, but these will be fenced leaving the gated access opening directly onto the Council road. The field is within an area of Great Landscape Value.



Services: None connected to the land. Interested parties are advised to make their own enquiries.

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: Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions: From the St Erth roundabout on the A30, take the exit signposted St Ives. At the second mini roundabout turn left signposted Nanceldra and follow the road until reaching the junction with the B3301. Here turn right towards St Ives, whereupon the field for sale will be found on the left hand side identified by a Lodge & Thomas for sale board.

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