

Almost 9 Acres of Agricultural Land at Paul, Penzance TR19 6US



A block of level or gently sloping productive agricultural land extending to 8.87 acres (3.59 hectares), in a sought after location close to the village of Paul and immediately to the north of Paul cricket ground and Mousehole AFC football pitch.

Offers Invited for the Freehold

**B3315 ROAD $\frac{3}{4}$ MILE | CENTRAL NEWLYN $1\frac{1}{4}$ MILES | MOUSEHOLE $\frac{1}{2}$ MILE
PENZANCE TOWN CENTRE $2\frac{3}{4}$ MILES**

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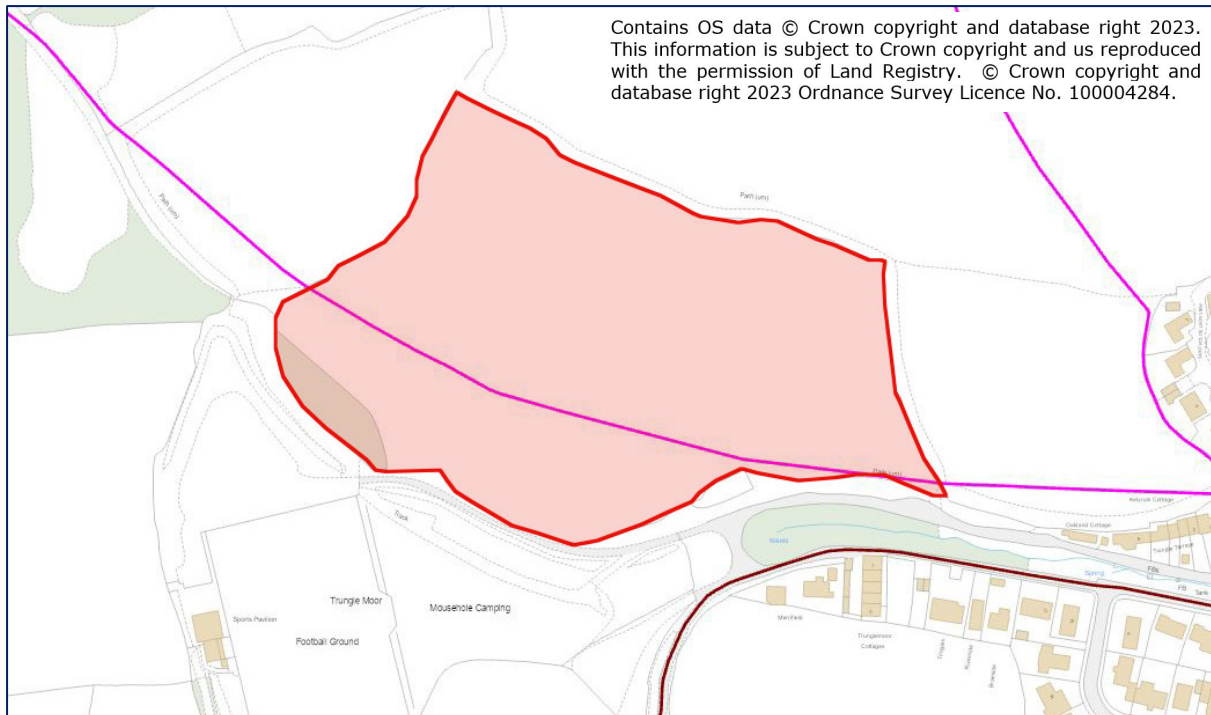
Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

The land is located in south west Cornwall, close to the western edge of the village of Paul. The land is immediately to the north of Paul Cricket Ground and Mousehole AFC's football pitch. Central Newlyn at the bottom of Paul Hill is just over 1 mile away to the north and Penzance town centre is about 2¾ miles away, also to the north.

The Land

This block of land extends in area to **8.87 acres** or **3.59 hectares** or thereabouts and is comprised within a single field enclosure. Access to the land is over the hard made roadway which leads from the centre of the village of Paul. 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 to grow a rotation of crops, the latest being cauliflowers. The freehold of the land is for sale with offers invited for the whole.



Services: None connected to the land. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999

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. A public footpath passes 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.

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 Newlyn proceed up Paul Hill and continue on the B3315 until the left hand turning signposted Paul. Proceed into the village of Paul and then take the first right hand turning into the roadway which leads past Trungle Parc to the land. See the map.

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