

## Land & Buildings at Perranwell, Goonhavern, Truro TR4 9PD



Former poultry farm set within 1.7 acres | Range of buildings in various states of repair

Prominent frontage onto A3075 | Ideal of range of uses, subject to planning

**Guide Price: £150,000 Freehold**

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## Situation

The site has a prominent frontage onto the A3075 Newquay to Reduth road, with good access at Perranwell. The busy village, with its shop/Post Office, primary school and other amenities are just 1 mile along the A3075 to the east. The coastal tourist resort of Newquay is 5 miles further on to the north and where aside from some of the UK's most well known beaches, there are a wide range of shopping, schooling, health and leisure amenities. The popular coastal town of Perranporth, renowned for its family safe beach and dunes, great surfing and rapidly becoming an international music venue, is just 2 ½ miles away, and for easy access around the county, the newly improve A30 is 5 miles away. Truro, the Duchy's main centre, of commerce retail, schooling and health, is 9 miles to the south.

## The Property

A former poultry farm that is long since ceased trading is set within approximately 1.7 acres. The majority of the land is level and overgrown with scrub and trees, whilst a hardcore track leads from the main access gate from the public highway into the land, culminating in a large hard-standing in the north-western corner.

There are a total of seven buildings in varying states of repair and most, if not all of which have concrete floors. The buildings have the following approximate dimensions:

Building One: 121.56 sq.m; Building Two: 10.6m x 9.7m; Building Three: 6.4m x 10.9m; Building Four: 11.7m x 6.4m; Building Five: 5.5m x 15.2m; Building Six: 4.7m x 9.1m; Building Seven: 26m x 5.5m



We are advised by the vendor that there are two mine shafts within the property and interest parties are advised to obtain their own up to date mining report.

As is, the site is considered ideal for use as a builder's yard/container storage and subject to planning could have further potential for development.



**Services:** We are advised that the property has mains electricity connected. None of these services have been tested and therefore no guarantees can be given.

**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. Cornwall Council have a right of way across the northern most portion of the land to allow them to maintain and clear the culvert which is present in the north corner.

**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 are advised not to enter onto the land without being accompanied by a member of staff at Lodge & Thomas due to the presence of unprotected mineshafts, various building debris and the poor condition of buildings.

**Directions:** From the centre of the village of Goonhavern, head south along the A3075 towards Redruth. After approx, 1 mile take the turning on the right hand side signposted Reen whereupon immediately on the left is the gate into the land for sale.

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