

3.14 Acres of Land at Penpol Farm, Crantock, Newquay TR8 5RL



A single pasture field of approximately 3.14 acres on the outskirts of Crantock village.
Gently sloping and enjoying sea views.

Guide Price: £60,000 Freehold

01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

Chartered Surveyors
Estate Agents
Valuers
Auctioneers

Situation

The field is located on the outskirts of Crantock village, accessed along Trevelveth Road. It is within a short distance of The Gannel Estuary and Crantock Beach, affording excellent out-riding and walking in the immediate vicinity. There are views of the sea from the land.

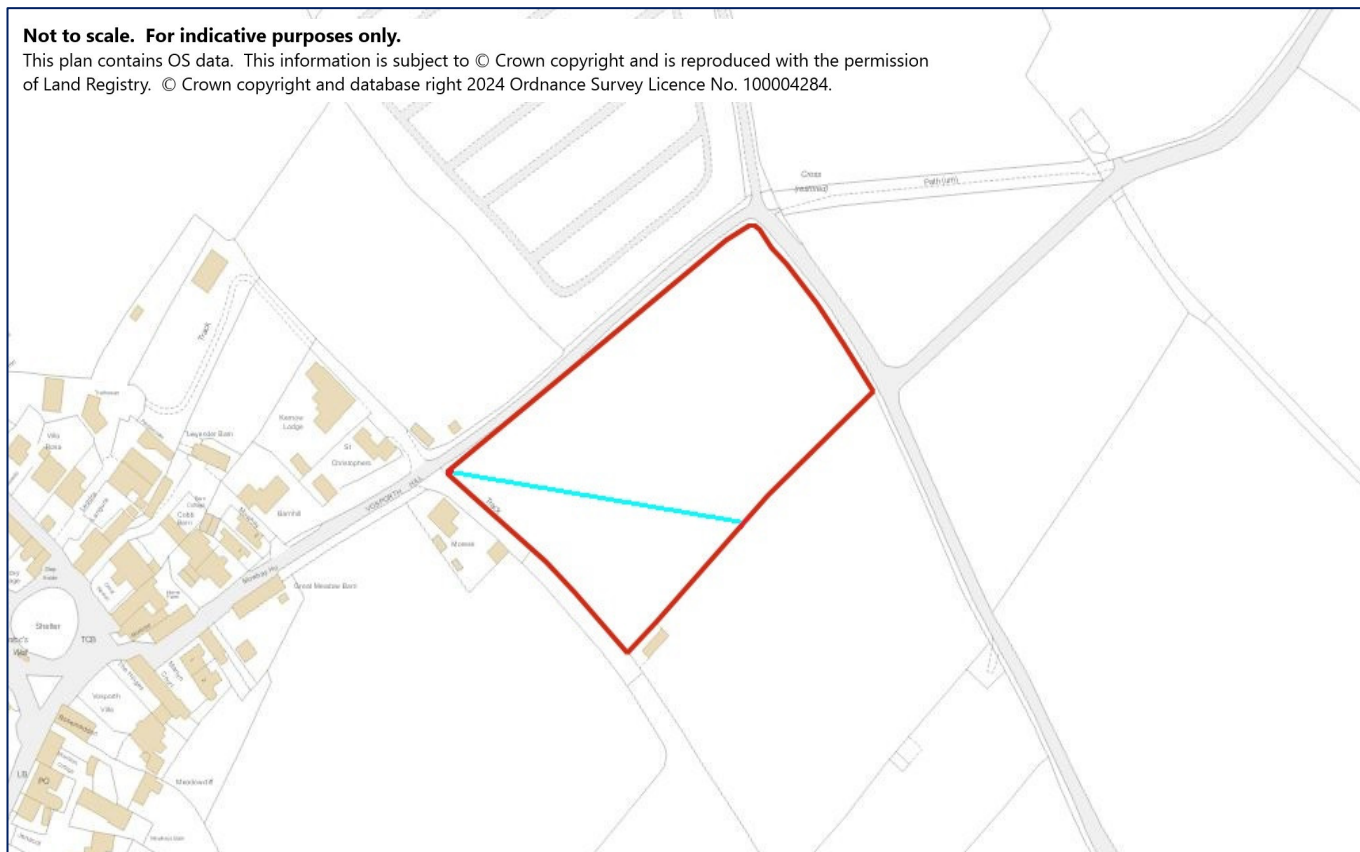
The Land

The land comprised within a single field with mostly natural hedge boundaries, and extends in area to 3.14 acres or thereabouts. It has been most recently used for cattle grazing, although it is equally suited to amenity or hobby farming uses. There is mains water connected to the land with gated vehicular access directly from Trevelveth Road. A public footpath passes through the field and this is marked blue on the plan provided.



Not to scale. For indicative purposes only.

This plan contains OS data. This information is subject to © Crown copyright and is reproduced with the permission of Land Registry. © Crown copyright and database right 2024 Ordnance Survey Licence No. 100004284.



Overage Clause: The land is to be sold subject to an Uplift or Overage Clause whereby, if for a period of 20 years, planning permission is obtained on the land for residential development, the vendors or their successors are to receive 15% of the uplift in value resulting from the planning permission. The vendors' solicitors to provide the necessary Clause within the Sale Contract. For the avoidance of doubt, planning for any agricultural building will not trigger the overage.

Services: Main water is connected to the land. No other services connected. 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. As previously mentioned, a public footpath runs through the land and is marked blue on the plan provided.

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 centre of Crantock, proceed in a northerly direction along Halwyn Hill (passing the convenience store on the right) and shortly after passing the triangle junction turn right into Vosporth Hill. Proceed out of the village and the field will be located on the right hand side within just a short distance, with the gateway found on the right hand side after the sharp right hand bend, identified by a Lodge & Thomas for sale board.

what3words///waggled.curve.crouching

