

1½ Acres of Land near Nancledra, Penzance, Cornwall TR20 8ND



A single pasture field extending in area to 1.582 acres or 0.64 hectares or thereabouts.
Situated close to Nancledra School. A level pasture field with gated road access.

Guide Price: £45,000 Freehold

Situation

The field is located a short distance to the north of the village of Nancledra in West Cornwall and is close to Nancledra Primary School. Nancledra is approximately midway between the north and south Cornish coasts, the harbour town and tourist destination of St Ives and the larger town of Penzance, both being about 3½ miles away. The land adjoins minor country lanes and with bridleways nearby offers good riding out.

The Land

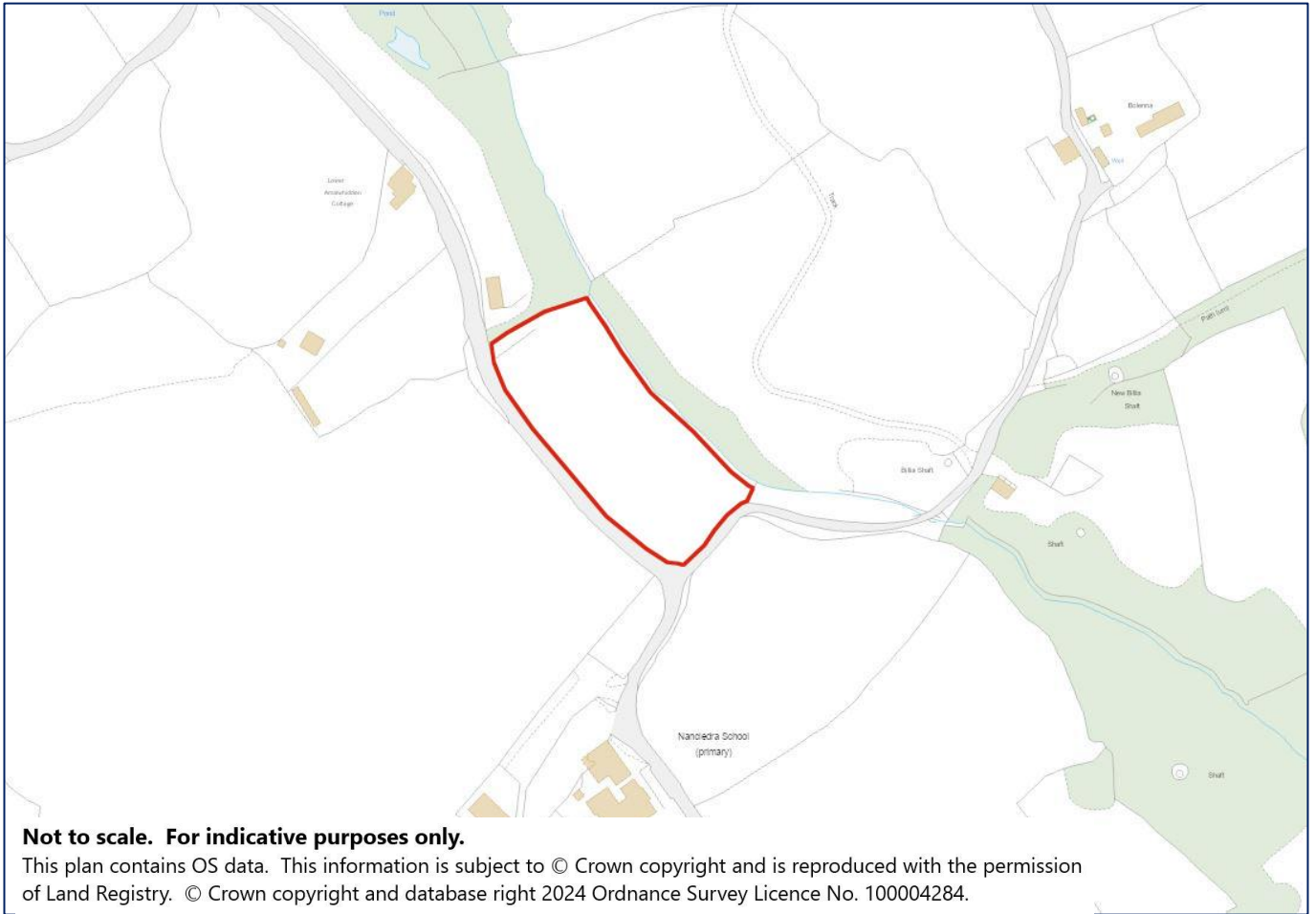
The land is comprised within a single paddock extending in area to 1.582 acres or 0.64 hectares or thereabouts and is level or gently sloping with direct gated access from the road and with Cornish hedge boundaries. The land is down to permanent pasture, having been mainly used in recent years to grow grass for silage.

Ideally suitable for equestrian use or hobby farming, this sheltered land would accommodate polytunnels or the like and grow horticultural and market garden crops.

A stream adjoins the north-eastern boundary of the land and a small section at the northern extremity lies wet and could be used to create a pond or drinking place.



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. In particular, a mains water pipe passes beneath part of the land connecting to other land in the vendor's ownership. The water meter for this connection is also situated within the land. An easement for the water meter and water pipe will be retained by the vendors.

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: When heading north on the B3311 road from Penzance to St Ives, after passing through the village of Nanledra, take the first turning left and continue for about ¼ of a mile passing Nanledra School on the left hand side, after which is a sharp right and bend where the gateway into the land will be found on the right hand side, identified by a Lodge & Thomas for sale board.

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