

17.5 Acres of Land at Tregarne, St Keverne, Helston, Cornwall TR12 6PH



A block of land, to include woodland, extending to approximately 17.5 acres, with the remains of an old building, bordered by natural water course, situated in an Area of Outstanding Natural Beauty on The Lizard Peninsula, within easy reach of the coast.

Guide Price: £125,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

The land extends in all to approximately 17.44 acres of and is predominantly south facing land bordered by natural watercourse on the southern boundary. The land has a sloping topography and is in a natural state of re-wildness which could be returned to quality pastureland.

The land is accessed off a minor county lane via two gateways, and a track rising up to the land where there are remains of a stone and brick barn.

Along the southern boundary there is a small parcel of amenity woodland and overall, the land has high conservation appeal with a plethora of flora and fauna.



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 public footpath runs through the land.

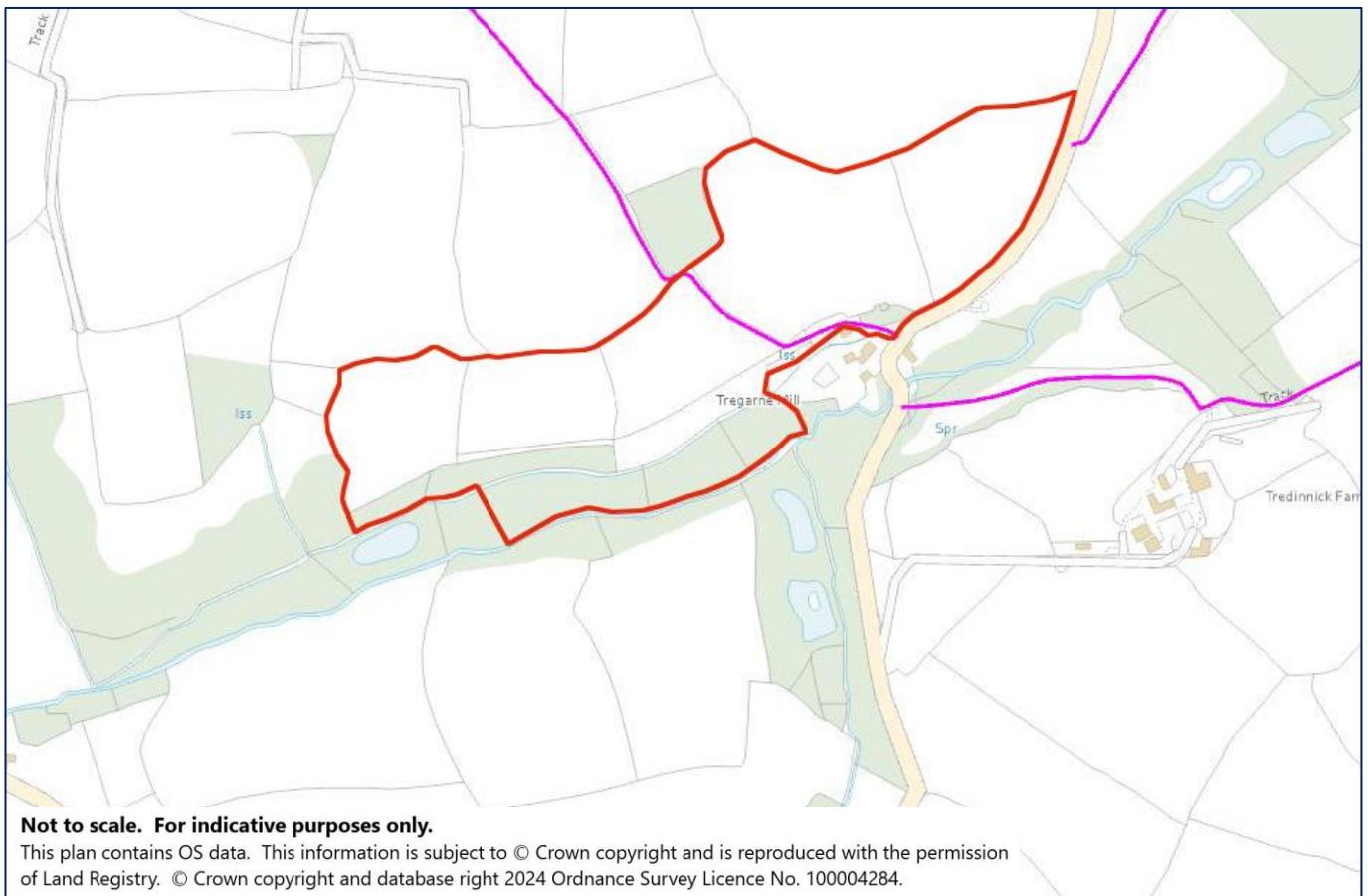
Particulars & Plan

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.

Location

The land is located in a most attractive location, about 1 mile from the pebble beach of Porthallow on the east coast of the Lizard Peninsula overlooking Falmouth Bay. The well served village of St. Keverne lies about 1 mile to the south and the former market town of Helston is about 12.5 miles to the North West with extensive range of services and amenities.

The land is accessed off a minor county lane.



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

Caution: The ground is uneven and overgrown and extra care should be taken when viewing the land.

Directions

From the centre of Newtown in St Martin, proceed towards St Keverne passing through Tregidden and follow the road without deviation to Tregowris and after Tregowris bear right signposted St Keverne and follow the road without deviation, turn left signposted Porthallow and Porthoustock and proceed on the lane for approximately half a mile and turn left signposted Tregarne and Halwin. Proceed along the lane for approximately $\frac{3}{4}$ of a mile and the entrance to the land will be found on your right.

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