

5.53 Acres of Land, Penwinnick Road, St Agnes, Cornwall TR5 0PE



5.53 acres of pasture land in an accessible position, lying 1 mile south of the village of St Agnes, benefitting from mains water connection and extensive rural and coastal views.

Guide Price: £110,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

With excellent access off the B3277 Penwinnick Road, the land is level in topography and bounded to three sides by traditional Cornish hedge banks and a stockproof fence on the southern edge. The land is divided into two enclosures and benefits from a mains water supply to a field trough.

The land would be suited for grazing of livestock, horses, horticultural purposes or indeed cropping.

From the land, extensive views are enjoyed over the surrounding countryside as far-reaching as Carn Brea, the hills above St Ives, Godrevy Lighthouse, St Ives Bay and St Agnes Beacon.



Land Registry Title No. CL213190

Services

Mains water is connected to the land. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

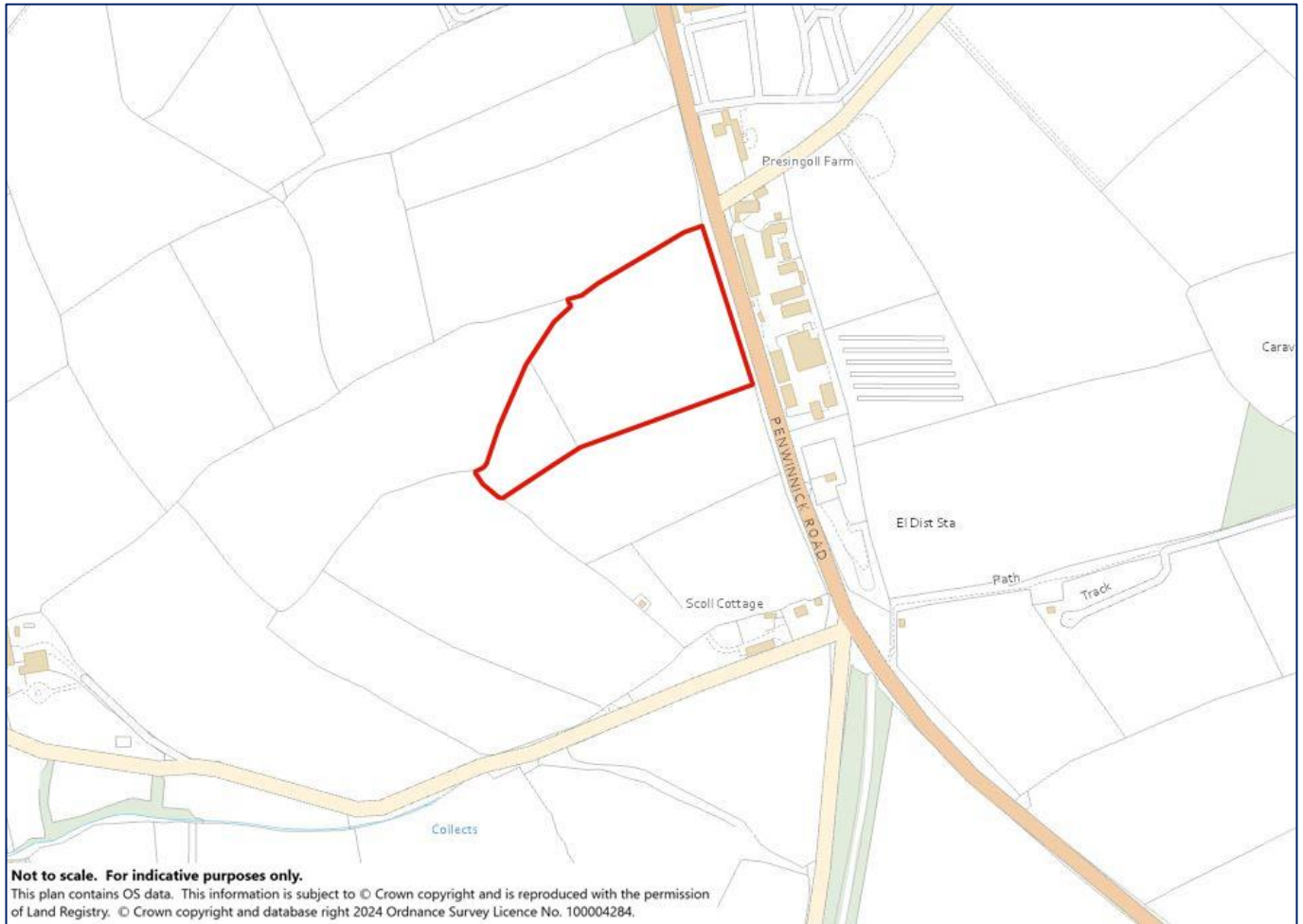
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

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 lies approximately 1 mile to the south of the popular coastal village of St Agnes within easy reach of the City of Truro (approx. 8 miles) and the A30 dual carriage way (approx. 2 miles). The nearby village of St Agnes provides facilities and services to include public houses, village shops, Post Office, primary school, library, doctors and dentist surgeries and the nearby beaches provide a plethora of scenic walks and surfing opportunities.



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 A30 follow the road towards St Agnes on the B3277 passing Sevenmilestone Garage on the right and the turning to Mongoose on the left, rise up the slight incline, stop in the layby on the left hand side and the field gate is accessed off the end of this layby, opposite the former Great Western Railway Yard.

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