

1.34 Acres of Land at Castle Gate, Ludgvan, Penzance TR20 8BG



A lovely 1.34 acre parcel of gently sloping farmland with a southerly aspect and bounded by mature Cornish hedging on all sides. The land is conveniently located near Penzance, off the main road to Nanledra and St Ives with direct access onto the Council road.

Guide Price: £70,000 Freehold

The Land

1.34 acres of farmland used in recent years primarily for hay. The land slopes gently from its access directly off the Council road, down to the lower boundary and enjoys a southerly aspect. There are amazing far-reaching views and it is bounded by mature Cornish hedging. Just inside the entrance gate is a useful corral area, or perhaps an ideal spot for a field shelter/stable, subject to planning.



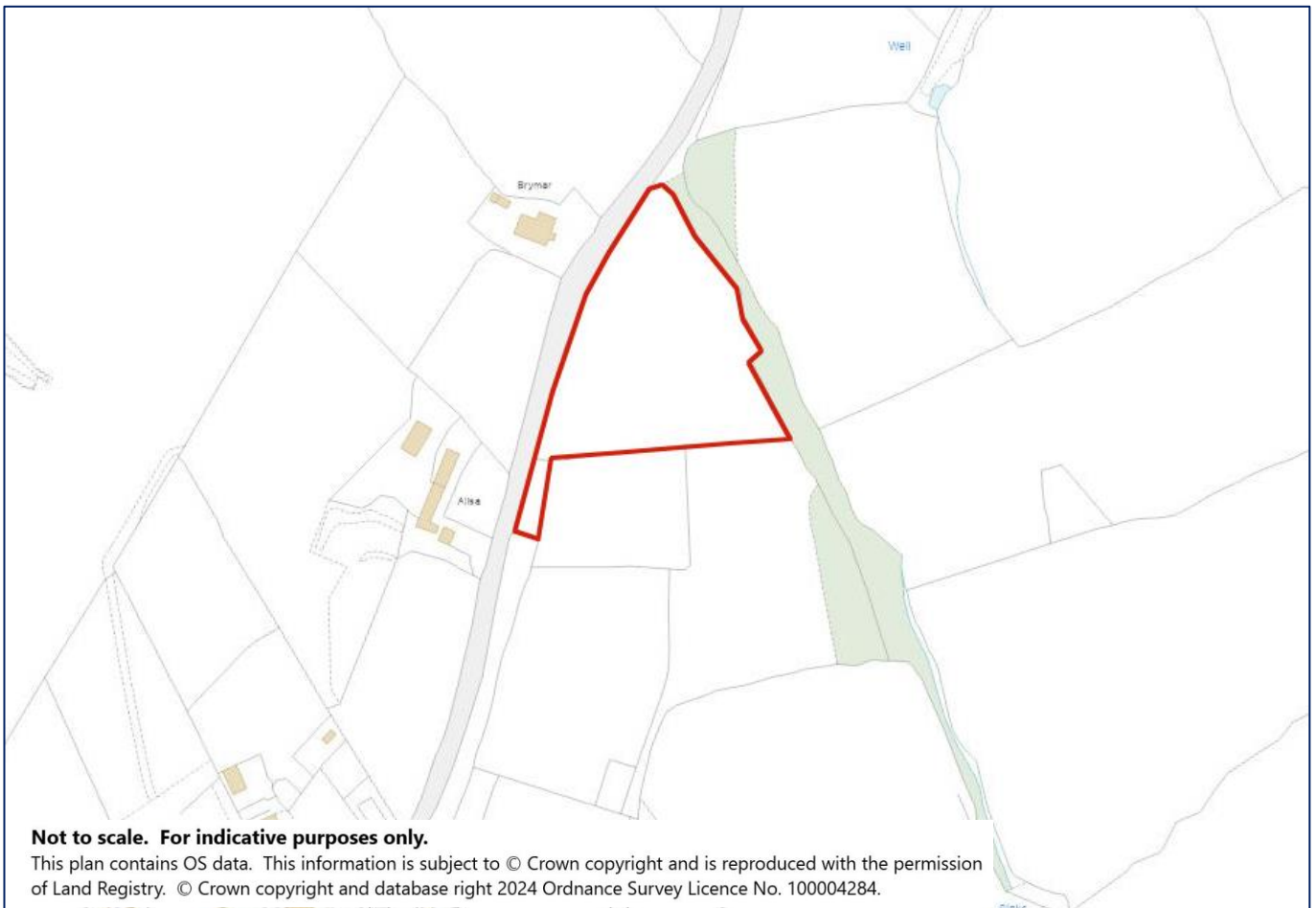
Services: None connected to the land. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999

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.

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

Castle Gate is a small rural community 3 miles north of Penzance on the B3311 to St Ives. This central location within West Cornwall means that the wide and varied amenities of the historic port of Penzance on the south coast are close to hand and where there is a wide range of schooling, shopping, commercial and health facilities including a hospital. Many of the Peninsula's most well known beauty spots and attractions are easily accessible including the iconic engine house ruins of Botallack and Land's End. St Ives on the north coast is 4 miles away, whilst the A30 at Crowlas is 2 miles away and ideal for commuting to the larger towns of Camborne, Redruth and Truro, all of which are within a 25 miles radius.



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 crossroads in the village of Crowlas on the A30, take the B3309 signposted Ludgvan, Nancledra and Chysauster. Follow this road through the village of Ludgvan to the junction on the B3311 where turn right signposted St Ives 5 miles. Follow this road for a short distance whereupon the site for sale will be found on the right hand side a short way after the layby and identified by a Lodge & Thomas for sale board.

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