

## 7.57 Acres of Land, Towan Cross, Mount Hawke, TR4 8BL



*A fabulous parcel of land comprising four enclosures with views to the sea and to St Agnes Beacon. Suitable for a variety of uses and with spectacular out-riding. 7.57 acres or thereabouts.*

**Guide Price: £150,000   Freehold**

**01872 272722**

58 Lemon Street Truro Cornwall TR1 2PY  
[property@lodgeandthomas.co.uk](mailto:property@lodgeandthomas.co.uk)  
[lodgeandthomas.co.uk](http://lodgeandthomas.co.uk)

Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## The Land

The land is a parcel of four enclosures which enjoy plenty of natural shelter with live-growth hedges and which boast fantastic views to the sea and to St Agnes Beacon. Historically used for horse grazing the land has been in the same family ownership for many years and has recently been used for sheep grazing, with three enclosures being down to permanent pasture and the smallest of the four having been left to re-wilding. The land is categorised as Grade III on the Agricultural Land Classification Map. The most southerly enclosure is fairly level and the other fields slope down towards the stream to the north. Within the land is a timber field shelter. The whole site extends to 7.57 acres or thereabouts.

Access is from the highway at Towan Cross but the land also benefits from gated access onto the public footpath to the west and additionally there is a track to the east which is locally assumed to be a public right of way though it does not appear registered as such.



## Services

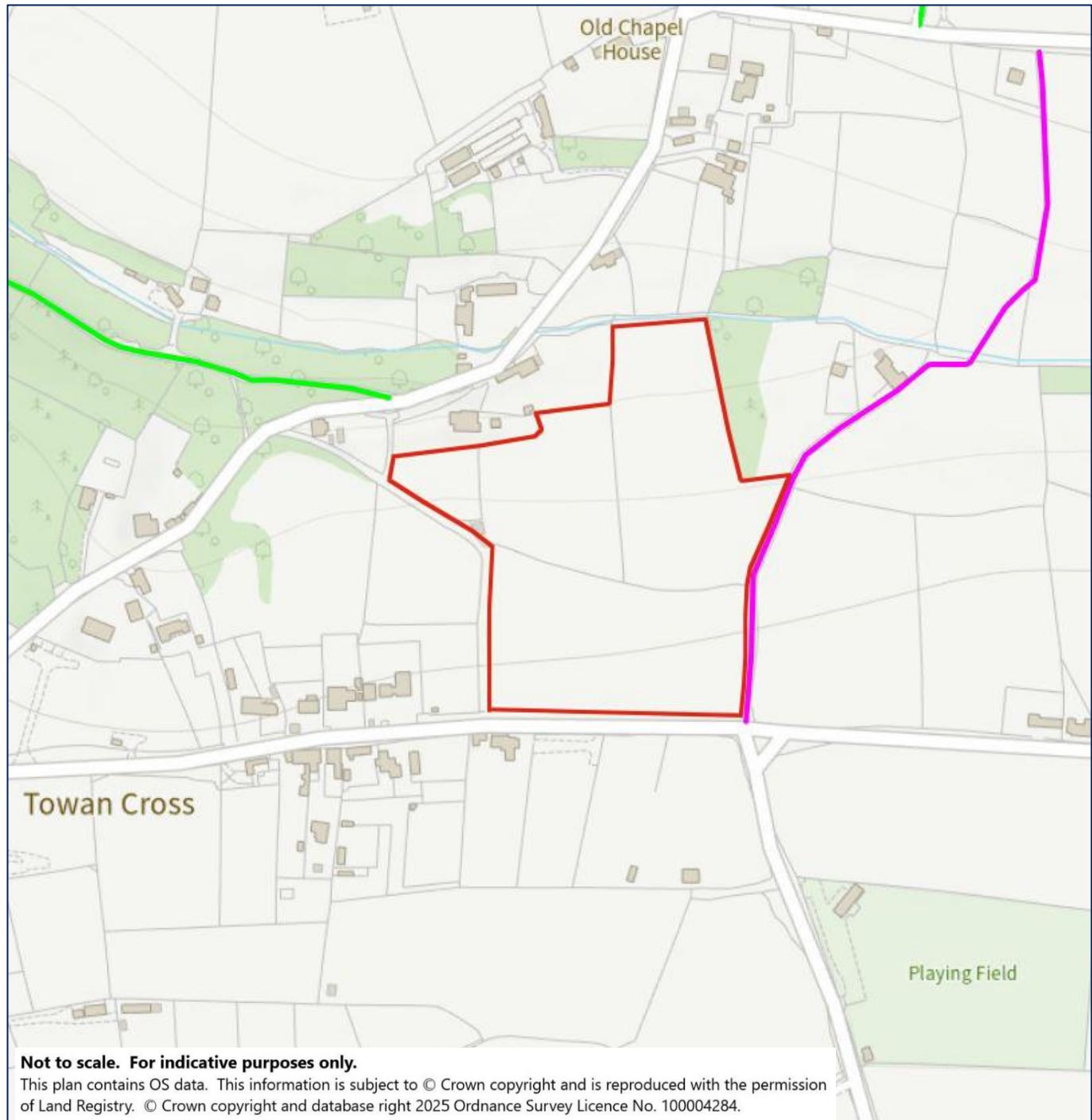
Mains water. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

## 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. No public rights of way cross the land offered for sale.

## Location

Though accessed from Towan Cross, the land is situated just south of Mingoose, a small hamlet outside of St Agnes which is well regarded as having some of the best out-riding in the county. There are a plethora of public footpaths, bridleways and byways offering excellent off-road riding, walking and cycling opportunities right on the doorstep.



## 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](mailto:property@lodgeandthomas.co.uk)

## Directions

From the crossroads at Sevenmilestone Garage turn left towards St Agnes. Proceed straight ahead at the next crossroads and the land will be found on the right hand side just before entering Towan Cross and identified by a Lodge & Thomas for sale board.

**what3words**///unlisted.winded.outdoor