

## 2.14 Acres of Land, East of Rossland, St Dennis, Cornwall PL26 8BB



**For Sale by Informal Tender**

**Best & Final Offers to be received by Wednesday 4th March 2026 at 12 noon**

*Two gently sloping paddocks on the outskirts of the village and with wonderful,  
far reaching views. 2.14 acres in all.*

**Guide Price: £40,000 Freehold**

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Chartered Surveyors  
Estate Agents  
Valuers  
Auctioneers

## The Land

The land comprises two gently sloping paddocks which sit directly opposite one another along the minor country road on the northern side of the village, near to the Church. There are two vehicular openings into the larger, southern paddock and one vehicular opening into the smaller, northern paddock.

The land is down to permanent pasture and mainly has Cornish stone and earth hedging. Along a boundary of the southern paddock is an opening in the stone wall into adjoining land and it will be a condition of sale that the purchaser fills this opening within six months of completion.

The land has been used in recent years for horse grazing and is ideal for use as such because of the close proximity to the Clay Trails, offering miles of off road riding locally.

The land extends to 2.14 acres in all and is classified as Grade IV on the Land Classification map.



**Services:** Assumed none connected. 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 is located on the northern edge of the village and whilst it is within walking distance of all of the amenities the immediate roads are minor and are within close proximity of the famous Clay Trails, offering miles of off road walking, riding and cycling opportunities right on the doorstep. St Dennis is a large village offering every day amenities and is well positioned, being close to the A30 for easy travelling in and out of the county.



## 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 St Dennis Primary School, proceed north along Church Road and follow the road as it bears right towards the top of the hill. Continue along this road as it descends into the valley for almost 200m before the entrance ways will be found on each side of the road, identified by Lodge & Thomas for sale boards.

**what3words**/// reflect.feuds.pockets

