

## 4.5 Acres of Land off Gear Hill, Gulval, Penzance, Cornwall TR20 8UR



*Forming part of a long-established family owned farm, these 4.5 acres over two fields slope gently and in recent years have been used predominantly for potato and cauliflower production.*

*The land has traditional stone hedging to four sides and access is directly onto a council highway.*

*The enjoys an open aspect with amazing far-reaching views across both countryside and Mount's Bay including St Michael's Mount.*

**Offers in the Region of £200,000 Freehold**

## Location

The land is located on the southern fringe of Gulval, a village on the outskirts of Penzance. It is a relatively quiet setting only a short walk from the village. Penzance town with its wide and varied range of amenities including a mainline railway station is about 3 miles away, whilst closer to hand is the seafront and the A30.

## The Land

One of these two fields was included in the 2012/2015 SHLASS (Site Reference S196A) and is currently being considered for inclusion in the subsequent HELAA. This could therefore be regarded as potential future development land. It slopes gently and has Cornish hedge boundaries. The two fields share a wide access directly onto a Council road.



**Services:** No services are connected to the site. 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.

**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:** Upon entering Penzance from the A30 take the first exit off the A30 at the roundabout in front of Tesco's, and then the next right signposted Gulval over the flyover. Upon reaching the sharp right hand bend a little further on, carry straight on to the next junction where turn right signposted Newmill. The fields for sale are the first two along on the right hand side and are identified by a Lodge & Thomas for sale board.

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