



Lot 1



STAGS

Land Near Pencuke, Crackington Haven,
Bude, Cornwall, EX23 0BH

8.87 acres of attractive pasture in tranquil position
within 2 miles of the coast.

A39 0.75 miles - Crackington Haven 2.5 miles - Boscastle 4.5 miles

- Available In 2 Lots • Sea Views • Close To Attractive Surfing Beaches • Road Frontage • Peaceful Position • Suitable For Grazing Or Camping • 8.87 Acres In All •

Prices from £40,000

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SITUATION

The land is situated in an Area of Outstanding Natural Beauty, just under 5 miles from the popular tourist resort of Boscastle. It sits on the bank of a peaceful valley and is accessed off a quiet lane. The spectacular North Cornish coast with its magnificent coastal walks and some of the finest surfing beaches in the country, is just 2 miles to the north west. The land has a south westerly aspect and enjoys fabulous, far reaching views over the Cornish countryside with distant sea views. The land is classified as Grade III on the Agricultural Land Classification Maps.

DESCRIPTION

The land comprises 8.87 acres of pasture with generally stock-proof Cornish hedge boundaries providing good shade and shelter. The land is available as a whole or in two lots as follows:

Lot 1: 3.76 acres (1.523 hectares) - Guide: £40,000.

Lot 2: 5.11 acres (2.07 hectares) - Guide: £48,000.

Both lots are accessed through a shared access direct off the lane that links the hamlet of Pencuke to the B3263. The land is gently sloping from the road down to a stream.

SERVICES

The land is naturally watered from the stream that runs along the south west boundary. Mains water runs parallel to the road just inside a field on the opposite side of the road. Overhead mains electricity lines cross both lots. Purchasers must satisfy themselves on the capacity and suitability for connection.



Lot 2

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights such as are owned are included within the sale.

AGRICULTURAL SUBSIDY SCHEMES

There are no agricultural subsidy entitlements included within the sale nor is any of the land entered into any environmental schemes.

LOCAL AUTHORITY

Cornwall Council, County Hall, Treyew Road, Truro, Cornwall, TR1 3AY, T: 0300 123 4100.

WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to and with the benefit of any Wayleave Agreements in respect of any electricity or telephone equipment crossing the property, together with any restrictive covenants or public or private rights of way. There are no footpaths or bridleways shown on the Ordnance Survey Plan that cross the property.

PLANS AND BOUNDARY FENCES

A plan which is not to be relied upon is attached to these sale particulars.

Purchasers must satisfy themselves from inspection or otherwise as to its accuracy.

VIEWING

Viewing of the property is strictly by prior appointment through the vendor's appointed agents, Stags Launceston Office.

DIRECTIONS

From the junction of the A395 and A39 at Davidstow (near the Davidstow Creamery), turn right and proceed in a northerly direction for 4.7 miles. Turn left onto the B3263 towards Boscastle and Crackington Haven. Proceed for approximately 850 metres and take the first turning right signposted Pencuke. The field gateway into the two lots is the fifth gateway on the left hand side. A For Sale board has been erected.



