

## TREWARTHA, NEAR VERYAN



### LAND AND STABLES NEAR TREWARTHA, VERYAN, TRURO, TR2 5QJ

#### 4 ACRES OF LAND WITH STABLES

A single field in a convenient location on the edge of Veryan village and close to the coast.

Stable block with two stables.

Excellent access from a minor road.

A rare opportunity in this particular geographic location.

GUIDE PRICE £60,000

## 4 ACRES OF LAND WITH STABLES

### GENERAL COMMENTS

This is a very rare opportunity to purchase a single field in the heart of the favoured Roseland Peninsula. The field has excellent road access from a minor country lane that leads from Veryan to Carne Beach. The land is currently rented to a local farmer who will be taking a crop of winter barley next year and therefore completion will be delayed to the 1st September 2020 or earlier when the crop is harvested (more likely in July or August 2020). Further information is available from the agents.

### LOCATION

The field is located between the village of Veryan and the hamlet of Trewartha. It is very close to the south Cornish coast and is within walking distance of Nare Head and Carne Beach. Veryan is a very attractive and popular village located in the heart of the Roseland Peninsula and within an area recognised as being of Outstanding Natural Beauty. The village has a good range of facilities for daily needs including public house, parish church, post office and general store. The village also has a primary school, village hall as well as the sports and social club.

### THE LAND

The land extends to 4.15 acres or thereabouts. It is a mostly level field enclosed within natural hedge boundaries.

### STABLES

23'6" x 12' (7.16m x 3.66m)

Currently split into two stables each measuring 11'9" x 12' with concrete base.

### WAYLEAVES AND EASEMENTS

The sale will be subject to such wayleaves and easements as may exist. There is a public footpath crossing the land.

### COMPLETION

This will be available on or before the 1st September 2020 (dependent on the removal of the barley crop).

There is no mains water connected and any enquiries regarding connection should be directed to South West Water.

### VIEWING

Strictly by Appointment through the Agents Philip Martin, 9

Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

### DIRECTIONS

Proceeding from Tregony along the A3078 to St. Mawes take the left turning signposted to Veryan just after passing the Texaco service station at Bessey Beneath. Continue along this road for just over a mile and after negotiating a tight right hand bend take the next turning on the left hand side signposted to Trewartha and Carne. The land is easily located on the left hand side where a Philip Martin board has been erected.

### DATA PROTECTION

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