

## ROSEVINE, PORTSCATHO



### LAND AT HIGHER ROSEVINE FARM, PORTSCATHO, TR2 5EW

#### SINGLE FIELD OF ABOUT 4 ACRES

A rectangular enclosure in a spectacular coastal position with views to the sea in Gerrans Bay.

Minor road frontage, mostly level with part gently sloping inland.

A very rare opportunity in such a prestigious location.

- Level or gently sloping
- All in pasture
- Suitable arable cropping
- Excellent minor road frontage
- Sea and country views
- Water in road adjacent

POA £100,000

## SINGLE FIELD OF ABOUT 4 ACRES

This valuable parcel of land extends to 4 acres or thereabouts. It is a single parcel of land close to the South Coast Heritage Coastline and in an area scheduled as being of Outstanding Natural Beauty. The field has minor road frontage to the roadway connecting Trewithian to Rosevine and also the roadway passing down through Rosevine to Porthcurnick Beach.

The lane or roadway leading down through Rosevine is scattered with residential dwellings and not surprisingly it has become a very sought-after locality. This particular field will be of special interest to those living nearby or indeed anyone living further afield wanting land for hobby farming, cropping, conservation or perhaps investment.

The land being sold will essentially comprise one enclosure which is the major part of a larger single field at the extremity of Higher Rosevine Farm. For the most part the land is fairly level but the far western section slopes gently towards a shallow valley. Being all in grass the land has been used for grazing but it could be equally suited to arable cropping and easily worked. It will be the responsibility of the purchaser to erect a stockproof fence between points AB and BC on the sale plan within 3 months of legal completion. (The stockproof fence shall be 1.5 metres high and constructed of posts at 3 metre centres with sheep netting and two rows of strained barb wire).

The views from parts of the land are spectacular and through the hedgeline there are vistas and glimpses of the sea and coastline in Gerrans Bay where Nare Head and Gull Rock provide dominant features. On the opposite side of the minor road there are public footpaths leading down to Porthbean Beach and where the South Cornwall Coast Path provides access to a selection of hidden sandy coves.

## SERVICES

There is no water connected but the mains supply is believed to be in the road adjacent. All 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 TR2 5DT. Telephone 01326 270008.

## DATA PROTECTION

### CONTACT US

9 Cathedral Lane  
Truro  
Cornwall  
TR1 2QS

3 Quayside Arcade  
St Mawes  
Truro  
Cornwall  
TR2 5DT

01872 242244

01326 270008

[sales@philip-martin.co.uk](mailto:sales@philip-martin.co.uk)

[stmawes@philip-martin.co.uk](mailto:stmawes@philip-martin.co.uk)

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The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

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