

3.85 Acres of Land with Sand School, Mingoose, Mount Hawke, TR4 8BX



Two field enclosures together with a 40m x 20m outdoor sand school and field shelter in a quiet position on the north Cornish coast. 3.85 acres or thereabouts.

Guide Price: £100,000 Freehold

The Land

The land comprises two field enclosures, one which is fairly level and with a timber field shelter, the other is smaller – ideally suited to ponies on restricted grazing – but set within this enclosure is a 40m x 20m sand school with post and rail fencing bordered on three sides by live-growth hedging. There are tremendous views to the sea and to St Agnes Beacon from the land.

Historically used for horse grazing the land has been in the same family ownership for many years and has recently been used for sheep grazing, with both enclosures being down to permanent pasture. The land is categorised as Grade III on the Agricultural Land Classification Map. In all, the site extends to 3.85 acres or thereabouts.

Access is from the minor Council road to the east and it is understood there is a vehicular right of way over the track to the south-west, also.



Services

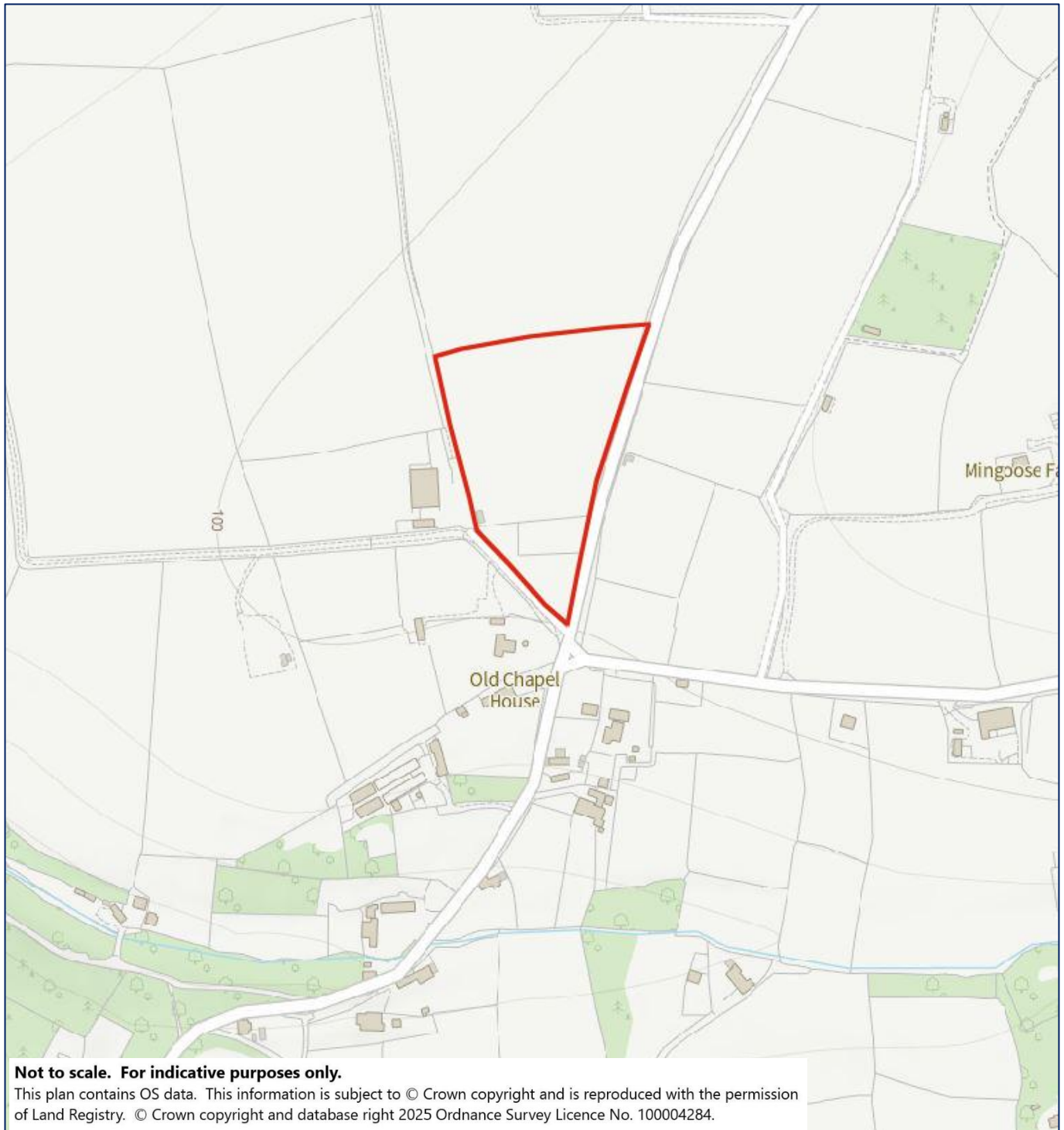
Mains water currently connected via neighbouring farm but this will be disconnected on completion. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

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. No public rights of way cross the land offered for sale.

Location

The land is located in the heart of Mingoose, a small, quiet hamlet part way between St Agnes and Mount Hawke close to Cornwall's north coast. In the area are a whole host of footpaths, bridleways and byways offering excellent off-road riding, walking and cycling opportunities right on the doorstep.



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. We politely request that no dogs be taken onto the land as there are sheep grazing and we ask everyone viewing the land to be mindful that livestock should not be approached. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

From the Victory Inn at Towan Cross take the road opposite, which leads into Mingoose. Follow the road as it drops into and then climbs back out of the valley and the land will be found on the left hand side, approximately 150m after passing the grass triangle (on the right) identified by a Lodge & Thomas for sale board.

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