

7.23 Acres of Land at Polgooth, St Austell, Cornwall PL26 7DD



A field extending in area to 6.27 acres and an adjoining paddock extending in area to 0.96 acres.

Available as a whole or in two lots, the total area extending to 7.23 acres or thereabouts.

Occupying a peaceful riverside setting in the pretty Pentewan valley.

Ideal for grazing, amenity or hobby farming.

Guide Price: £100,000 Freehold for the Whole

The Land

The land comprises two field enclosures bounded by live growth hedging and with a stream separating the two. In recent years the land has been used for cattle grazing and is ideally suited to similar use moving forward, no doubt of appeal to equestrians given the proximity to the Pentewan Valley trails, or for amenity or hobby farming use.

The land is described as Grade III on the Land Classification Map.

Lot 1 is accessed via a vehicular gateway in the north-western corner directly from the adjoining Council maintained roadway. Lot 2 is accessed via a gateway leading from the track and bridleway, part of which passes along its southern boundary.

Location

The location is quite magical, set in the heart of the valley and enjoying some stream frontage. There is endless off-road walking, riding and cycling opportunities on the doorstep, being just a short distance from the Pentewan Valley trail and Kings Wood, the former connecting to the South West Coast Path at Pentewan. Polgooth is a village located part way between the fishing village of Mevagissey and the market town of St Austell, approximately 5 and 3 miles distant respectively, which offers a convenience store and Post Office as well as a reputable Public House.



Services

None connected. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

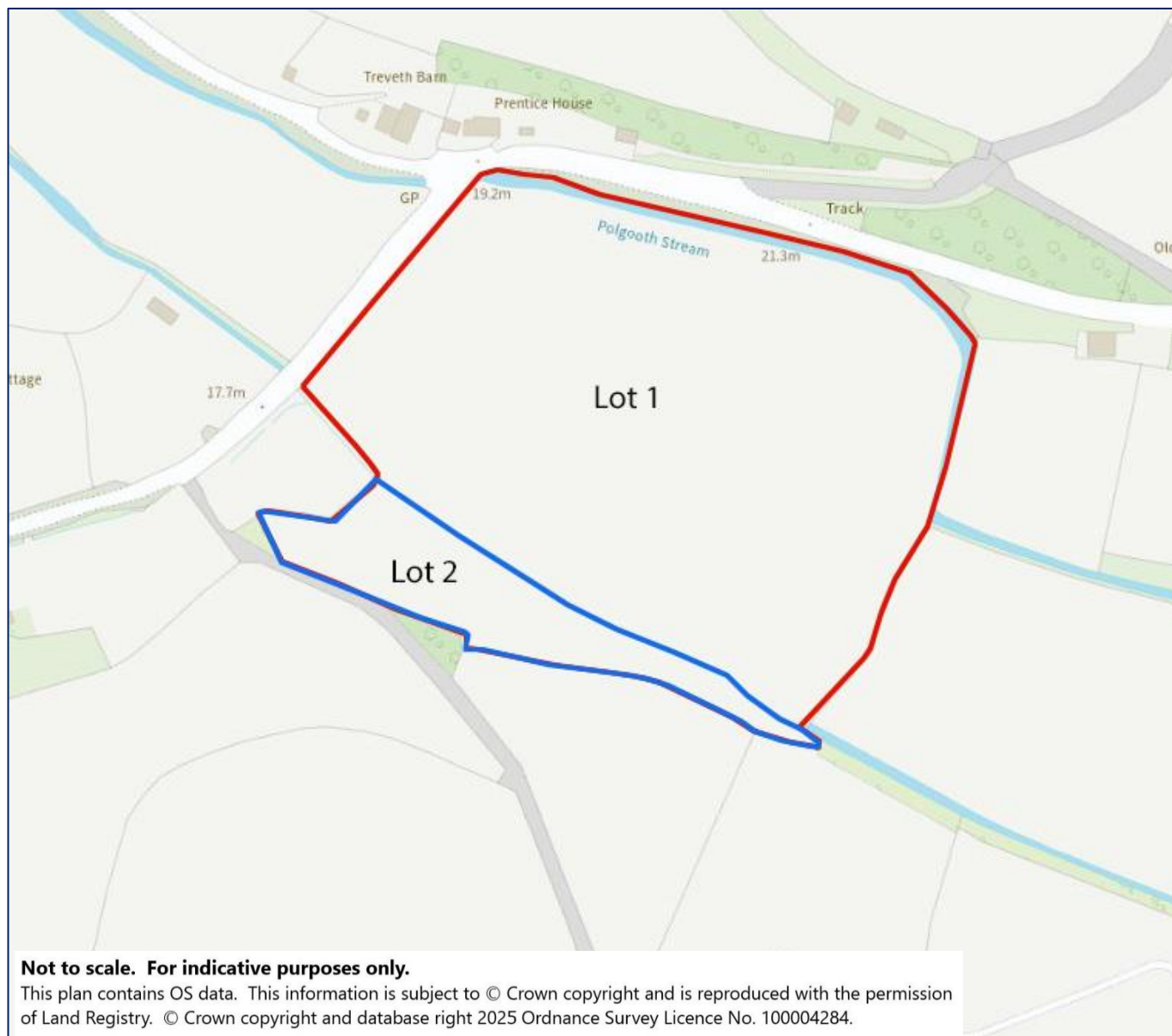
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. No public rights of way cross the land being sold.

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.

N.B.

Photos taken September 2024.



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

Directions

Proceeding from St Austell towards Mevagissey along the B3273 turn right in the centre of London Apprentice signposted Polgooth. Proceed along this road for a short distance before turning left and the land will be found immediately on the left hand side.

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