

Woodland at Mawgan Porth, Newquay, Cornwall TR8 4BQ



12.7 acres of enchanting amenity woodland which lies within walking distance of the coastal village of Mawgan Porth

Guide Price: £150,000 Freehold

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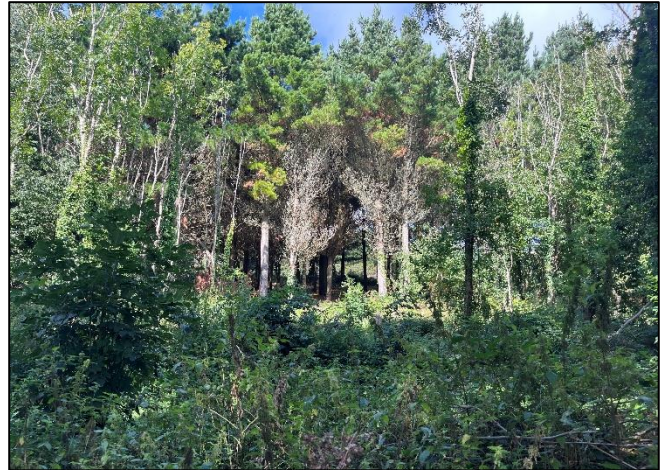
Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

The land comprises a block of mature amenity woodland and extends in total area to 12.7 acres (5.14 hectares).

The woodland has internal tracks, which provide attractive walking areas. The land offers scope for a broad range of amenity and diversified business uses, subject to obtaining the necessary planning consents.

The woodland contains a variety of mature deciduous and coniferous trees. A real feature of this woodland haven is its location on the very edge of the popular north coast village of Mawgan Porth, which is within walking distance.



Services

We understand that there are no services currently connected to the land. Interested parties are advised to make their own enquiries to the relevant service providers.

Wayleaves, Easements & Rights of Way

The land is accessed through the adjacent Sun Haven Valley Holiday Park and it is understood that there is an unrestricted right of way. The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. There is a public footpath crossing part of the land.

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.



Not to scale. For indicative purposes only.

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Viewing

Viewing strictly by appointment only with the selling agents, Lodge & Thomas. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

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