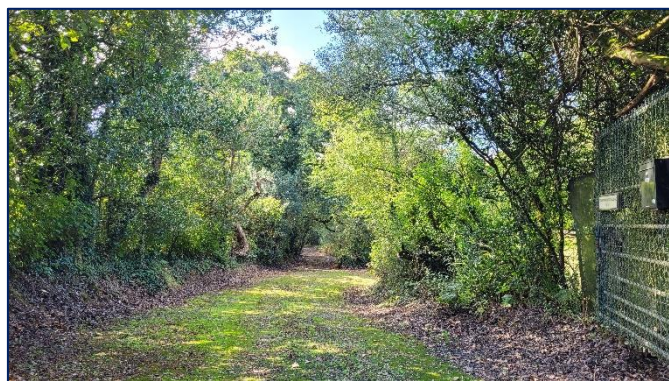


LODGE & THOMAS

ESTABLISHED 1892

Boundary Woods Lodge, New Road, Summercourt, Newquay TR8 5FJ



*Wooded nature retreat with "day room" cabin, pole barn and storage containers.
Virtually hidden from sight and enjoying tremendous privacy yet with excellent access.
Almost two acres in all.*

Guide Price: £125,000 Freehold

01872 272722

58 Lemon Street Truro Cornwall TR1 2PY
property@lodgeandthomas.co.uk
lodgeandthomas.co.uk

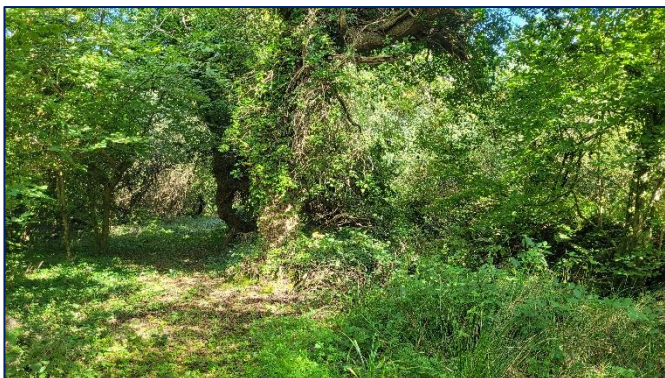
Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

Boundary Woods Lodge is a wooded parcel of amenity land extending to 1.98 acres or thereabouts. The land is best described as a nature retreat, densely planted with a variety of plants, trees and shrubs, and attracts a huge array of wildlife. A stream meanders through the land with hardcore pathways having been mindfully created to allow access around the land both on foot and by car.

From the road a wide, gated entranceway leads to a hardstanding drive which runs the length of the site and which opens up into a large parking area with two-bay pole barn (30' x 26', 9.14m x 7.9m). There are three storage containers included in the sale, one of which is 30' (9.14m) and two of which are 20' (6m) long.

At the far end of the drive is a cabin-like building, equipped with a kitchen area and a wood burning stove, which has a Certificate of Lawfulness (CLEUD) granted in January 2023 (PA22/10263) for its use as a store/amenity/rest area in connection with the use of the land as a private nature space. It is thought there may be some potential for a dwelling on the site (subject to consent) but no further planning enquiries have been made.





Services

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

Wayleaves, Easements & Rights of Way

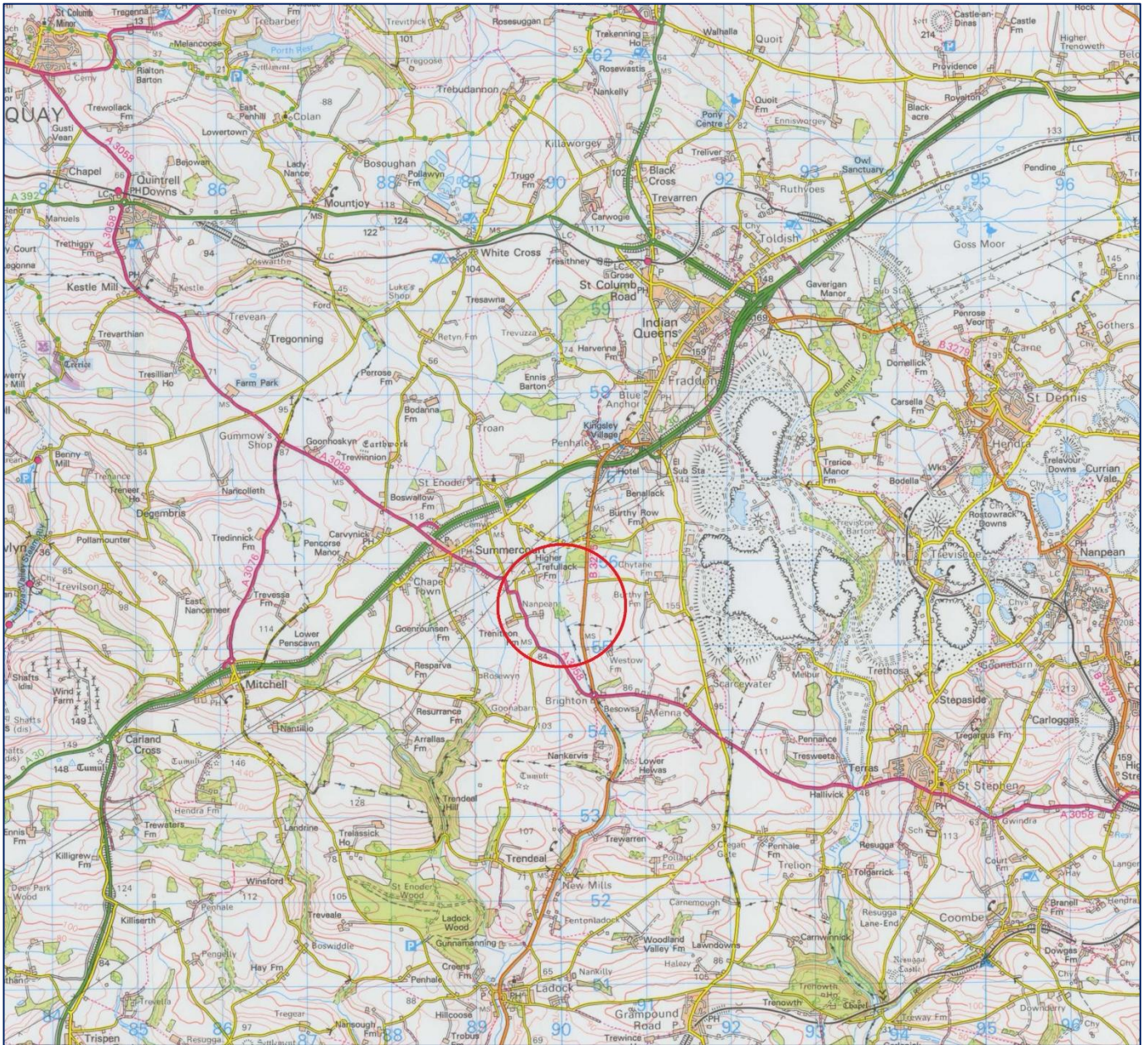
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist. No public rights of way cross the land being offered for sale.

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.

Location

The land is accessed directly from the B3275 between Brighton Cross and Fraddon, allowing easy access onto the A30 and into Truro, Newquay and St Austell. Within a mile and a half is the Kingsley Village shopping complex offering a number of national multiples, fuel station and restaurant.



Viewing

By appointment with Lodge & Thomas. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

From Fraddon proceed along the B3275 towards Ladock and after approximately one and a half miles Boundary Woods Lodge will be found on the right hand side identified by a Lodge & Thomas for sale board.

[what3words///lowspurse.moped](https://www.what3words.com/lowspurse.moped)