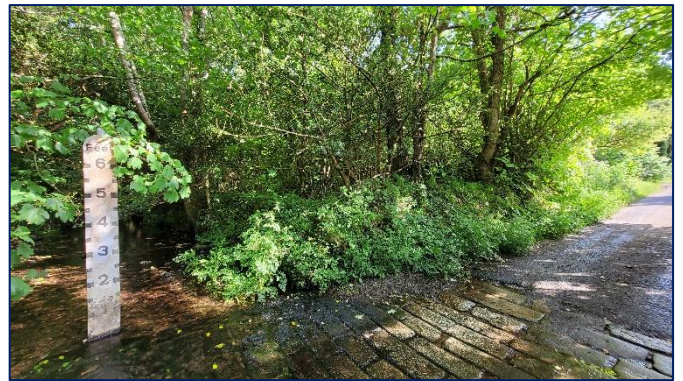


11.8 Acres of Land at Trembleath Farm, St Columb, Cornwall TR9 6DP



A single, sloping field enclosure bordering a stream in a quiet and unspoilt location on the outskirts of St Mawgan. Approximately 11.8 acres in all.

Guide Price: £120,000 Freehold

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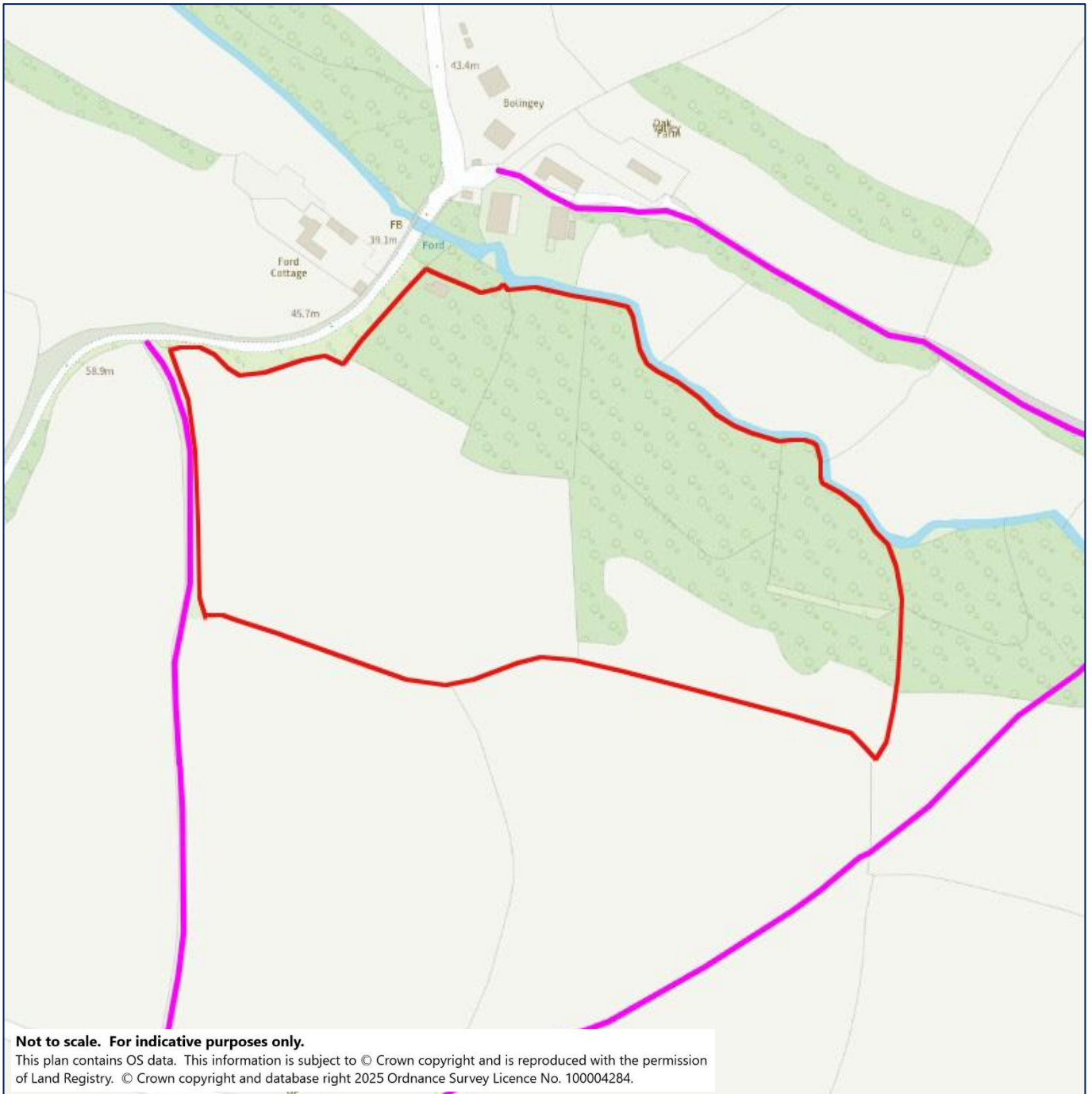
Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

The land comprises a single field enclosure of approximately 11.8 acres which is largely in grass but which has become somewhat overgrown in recent years and which would benefit from clearing. The land is gently sloping in topography for the most-part, though the easternmost area of the site is steeper, and borders a stream on the northern boundary. The views from the land are quite breathtaking.

The whole field would benefit from fencing (if it is to be used for livestock) but there is excellent natural shelter. The land is accessed via a gateway from the roadway which crosses a short verge in our vendor's ownership and over which a vehicular right of way will be granted for the purpose of accessing the field. It is thought that there is an additional gateway near the ford from which we assume there is a vehicular right of way over land in third party ownership to the highway, though this gateway has become very overgrown and is not easily visible. Situated a short distance from this gateway at the northern corner are thought to be the overgrown ruins of a former building (which is currently inaccessible due to foliage) which may have the potential for replacement (subject to planning consent).





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 and easements as may exist. No public rights of way cross the land being offered for sale, though a public footpath follows the outer boundary to the west.

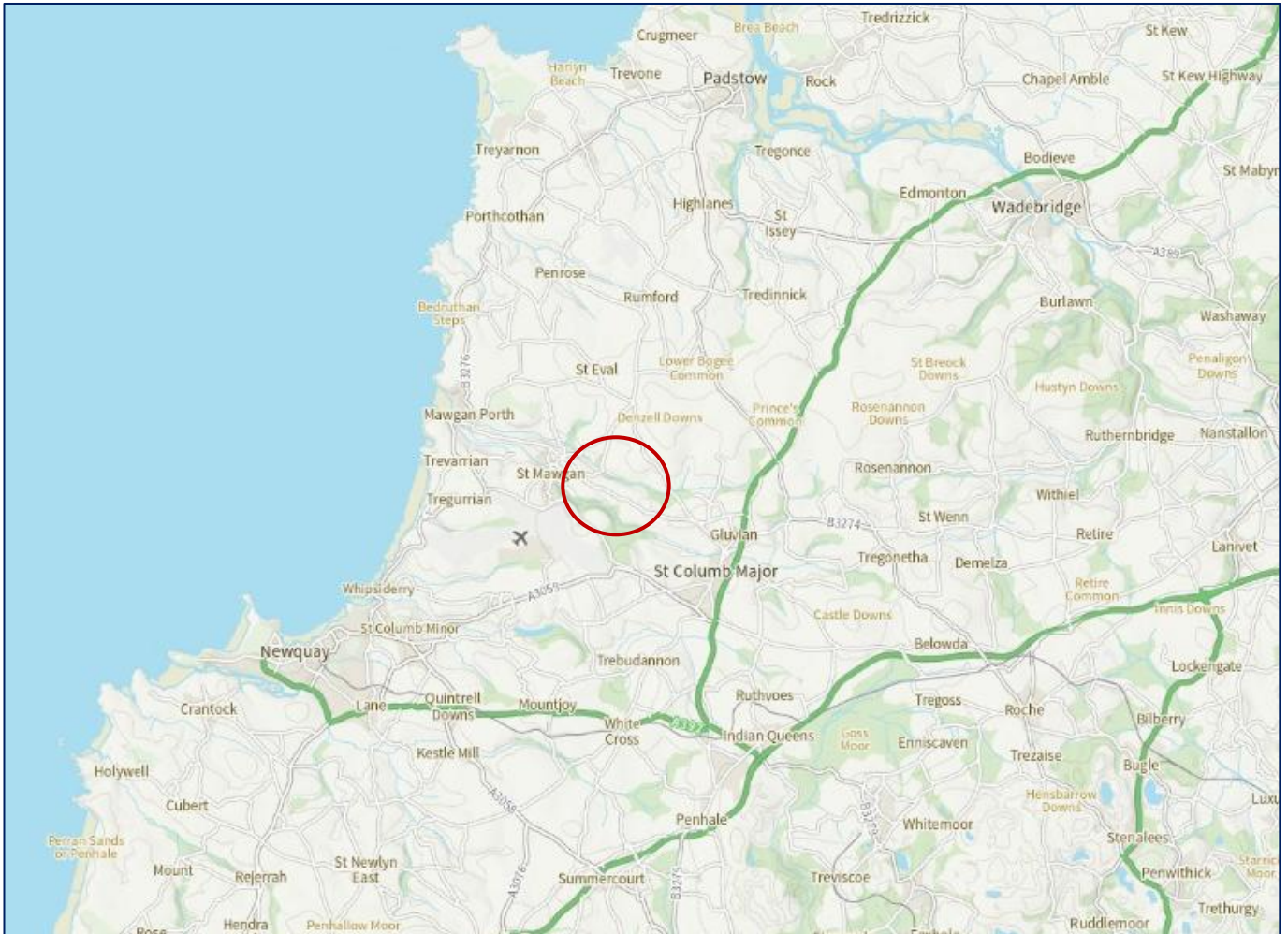
Particulars & Plan

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 situated in a quiet valley setting on the edge of St Mawgan, near to the north Cornish coast famous for its array of sandy beaches. There are a number of public footpaths in the immediate area, offering plentiful walking opportunities and there are quiet country lanes suitable for hacking in the vicinity.

Cornwall Airport Newquay is situated close by and St Mawgan offers a public house, primary school and convenience store whilst St Columb Major offers a wide range of every day amenities.



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

From the A39 proceeding northbound towards Wadebridge, turn left at the staggered crossroads signposted Talskiddy and St Eval. Follow this road for a little over half a mile before turning right at the T junction and left (essentially proceeding straight ahead) shortly after. Follow this road for approximately 1.5 miles, following the road as it bears right before turning right shortly after the bend. Follow this road for approximately a quarter of a mile and the gateway into the land will be found on the right hand side as you proceed down the hill, identified by a Lodge & Thomas for sale board.

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