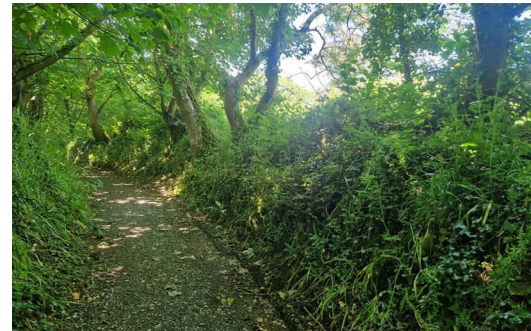


ROSELAND PENINSULA



THE OLD ORCHARD, WELL LANE, GERRANS, PORTSCATHO, TR2 5EG

AN OLD ORCHARD TUCKED AWAY ON THE EDGE OF THE VILLAGE

An overgrown parcel of land adjoining the narrow lane leading down to Polingey Creek on the western edge of Gerrans.

About 0.57 of an acre and with stream along boundary.

Remnants of an old garden shed.

OF INTEREST TO NEARBY PROPERTY OWNERS

Freehold.

- Suitable for conservation purposes
- Ideal as an allotment
- Potential for pond

PRICE GUIDE £30,000

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GENERAL REMARKS AND LOCATION

This is a rare opportunity to purchase a small parcel of land on the very edge of Gerrans village adjoining the narrow unmade lane leading down to Polingey Creek. It will be of particular interest to those living nearby in both Gerrans and Portscatho wanting a parcel of land for an allotment, orchard or possibly conservation purposes. It is a tranquil haven well away from passing traffic and in an area where such parcels of land are at a premium.

The villages of Gerrans and neighbouring Portscatho between them offer a good range of facilities including two public houses, social club, galleries, post office and general store, primary school and even a doctors surgery. The village is situated approximately five miles from St. Mawes which has a regular foot passenger ferry service to Falmouth. The city of Truro is approximately sixteen miles by road but there is also a short cut route via the King Harry Ferry. Sailing facilities are available at nearby Percuil, there are a variety of beaches in the area whilst coastal and inland walks abound and most of which are owned and protected by the National Trust.

THE LAND

This is comprised in one gently sloping enclosure which is currently totally overgrown. There are however a number of fruit trees and a stream which flows within the boundary. Close to the access lane there are the remains of an old garden shed previously used for the storage of tools etc. The land extends to 0.57 of an acre or thereabouts.

SERVICES

There are no services connected or immediately available.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DATA PROTECTION

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DIRECTIONS

Proceeding through Gerrans towards St Anthony take the right hand turning into Well Lane (the only turning on the right hand side). After a short distance the lane bears left and continue down the lane until the land is identified with a "for sale" board.

PLEASE NOTE: The lane becomes increasingly narrow and it is essential to leave any vehicle in the main street and walk down to the site.

CONTACT US

9 Cathedral Lane
Truro
Cornwall
TR1 2QS

01872 242244

sales@philip-martin.co.uk

3 Quayside Arcade
St Mawes
Truro
Cornwall
TR2 5DT

01326 270008

stmawes@philip-martin.co.uk

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(a) 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 intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

