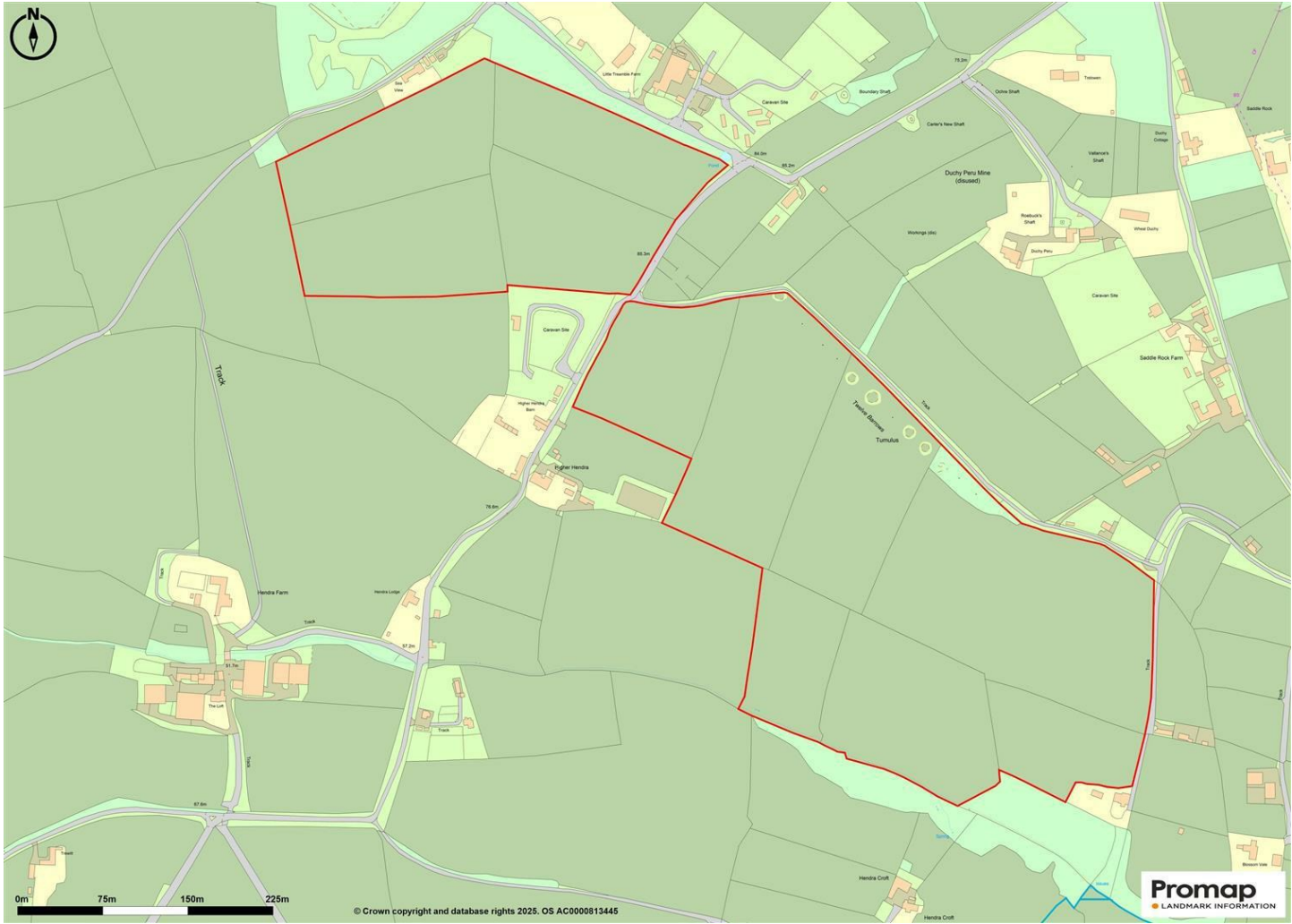


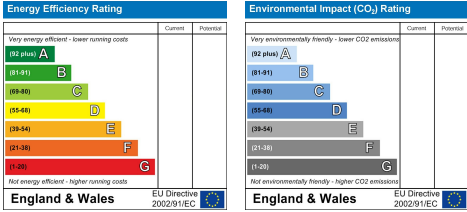
TREAMBLE, ROSE, TRURO



KEY FEATURES

- Good access
- Views to the sea
- For sale as a whole or in two lots
- Freehold

ENERGY PERFORMANCE RATING



CONTACT US

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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nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.



LAND AT HIGHER HENDRA, TREAMBLE, ROSE, TRURO, TR4 9PS

OVER 44 ACRES OF AGRICULTURAL LAND

COMPRISED IN TWO PARCELS OF 30 AND 14 ACRES

Located on either side of a minor country road close to the north Cornish coast.
All in grass but suitable for other agricultural purposes.
Either level or gently sloping.
Part stream boundary.
PRICE GUIDE £465,000

GENERAL REMARKS AND LOCATION

This is a useful block of agricultural land likely to be of interest to neighbouring farmers wanting to increase their acreage. and indeed anyone in the vicinity wanting land for hobby farming, cropping, horses or even conservation purposes. Being set on either side of a minor country road and comprised in two independent parcels the land could possibly be split into two lots of 30 and 14 acres respectively.

The land is situated at Treamble almost midway between the village of Rose and the scattered rural area of Rejerrah. It originally formed part of Higher Hendra Farm but the farmhouse and barn were sold off many years ago and the land has since remained in the same family ownership. The smaller parcel of land has views to the sea in the distance.

The village of Goonhavern is about 2 miles away and Perranporth about 3 miles.

THE LAND

The land extends in all to 44 acres or thereabouts. It is set in a fairly elevated position with the larger parcel being level or gently sloping in a southerly direction into a shallow valley with a stream along the boundary. The

small parcel gently slopes in a northerly direction which enables views to the sea in the distance. Both parcels have good access from the minor road and the larger parcel has a track registered as a public byway passing alongside the northern and eastern boundaries.

All of the land is in grass and has only been used for hay or silage cropping for many years.

Within the northern boundary of the larger parcel there are a number of ancient barrows which are protected as Ancient Monuments and known as "Twelve Barrows".

SERVICES

There are no mains services connected and prospective purchasers must make their own enquiries in the respect. There is a natural water supply from a stream as previously mentioned.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.



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.

DIRECTIONS

Travelling east from Goonhavern (towards Newquay) along the A3075 take the first turning on the left hand side after passing the Garden centre. Continue for over half a mile and at the first road junction bear right. Continue along this minor road down into the valley and up the hill on the other side. The land will be clearly identified with "for sale" boards on either side of the road at the top of the hill.

