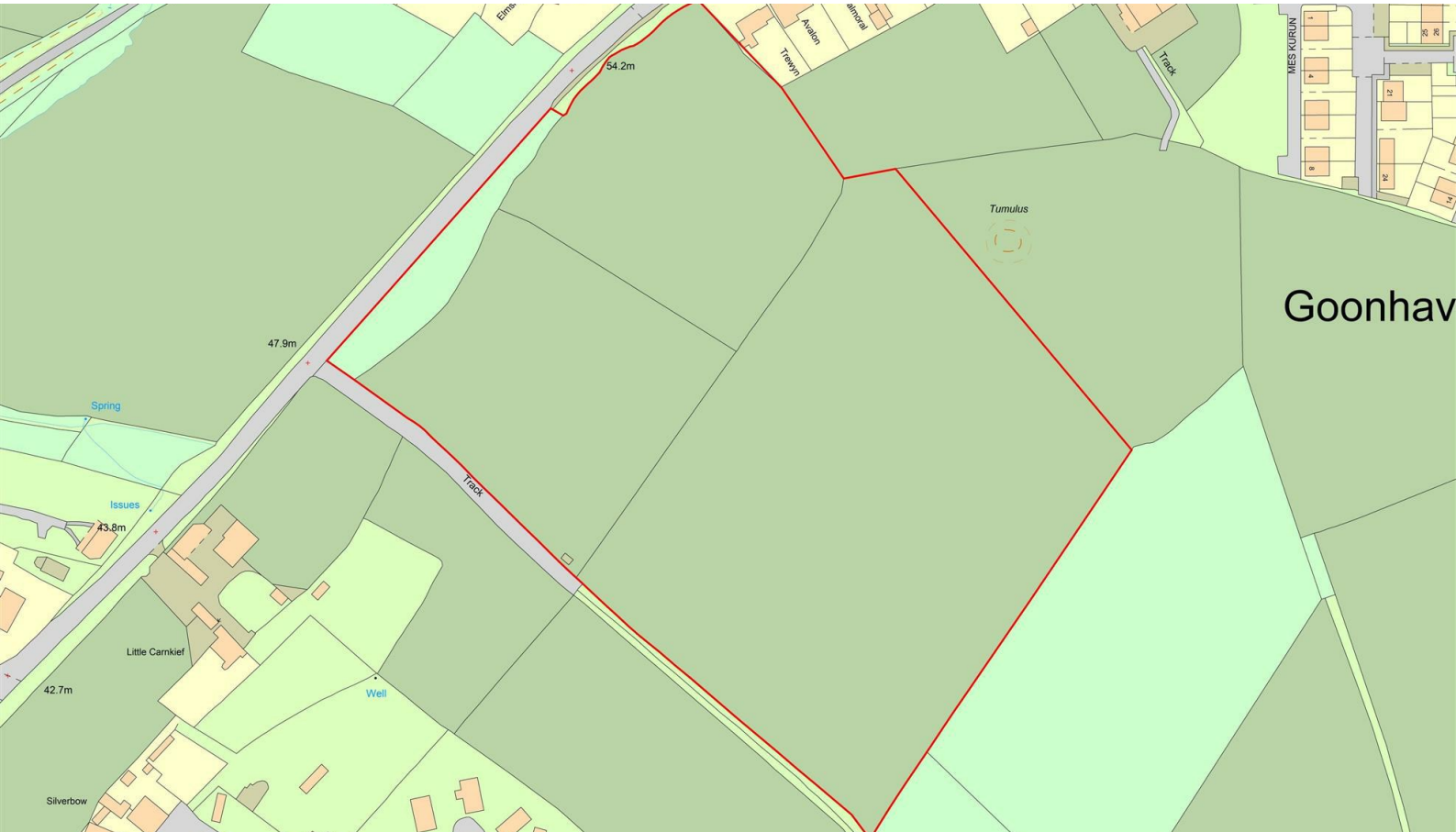


## GOONHAVERN, TRURO



### LAND AT LITTLE CARNKIEF, GOONHAVERN, TRURO, TR4 9NX

VALUABLE PARCEL OF AGRICULTURAL LAND IMMEDIATELY ADJACENT DEVELOPED VILLAGE BOUNDARY

12.5 ACRES OF LAND IN A COMPACT BLOCK

Being offered for sale to close an estate.  
Comprising three fields with direct frontage to the A3075.  
Currently in grass but suitable for arable use.

- Excellent access
- Virtually level
- Possible potential
- Freehold

PRICE GUIDE £280,000

VALUABLE PARCEL OF AGRICULTURAL LAND IMMEDIATELY ADJACENT DEVELOPED VILLAGE BOUNDARY

or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

## GENERAL COMMENTS AND LOCATION

This is a very rare opportunity to purchase a compact block of agricultural land on the very edge of Goonhavern village. It adjoins the A3075 on the Perranwell side of the village and extends to over 12 acres. The land is comprised in a compact rectangular block and is divided into three fields and all in grass. It is particularly valuable due to its strategic geographic location and will be of wide appeal.

Goonhavern is a popular village just a couple of miles inland from the north Cornish coast at Perranporth and set astride the A3075 road connecting the A30 with Newquay. The village is a thriving community and with a range of facilities for daily needs including post office and shop, primary school, pub and a garden centre. The resort of Perranporth affords a wider selection of shops and is renowned for its magnificent beach and surfing opportunities. The city of Truro with its cathedral and fine shopping centre is about 9 miles away.

## THE LAND

The land extends in total to about 12.5 acres and has been used by local farmers for cropping hay and silage for many years. It is virtually level with natural hedge boundaries and featuring a line of mature oak trees planted within the northern boundary.

## PLANNING

The land has been owned by the same family for very many years. No formal applications for development or alternative use have been submitted to the Local Planning Authority and whilst the land directly adjoins the Goonhavern Settlement Boundary there is no implied alternative use suggested by the sellers or their agents. Prospective purchasers must rely on their own enquiries in this respect.

It is important to state that the Goonhavern Neighbourhood Development Plan (NDR) shows the majority of the frontage land of this parcel being designated as a Green Buffer Zone.

## SERVICES

There are no services currently installed.

## VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244

## DATA PROTECTION

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## DIRECTIONS

The land is easily identified adjoining the main road on the western edge of Goonhavern and with a for sale board displayed.

### CONTACT US

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Cornwall  
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(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.

