

## BOSWAGUE, TREGONY, TRURO



### GREGORS, BOSWAGUE, TREGONY, TRURO, CORNWALL, TR2 5ST

#### SINGLE FIELD OF OVER 6 ACRES

A valuable parcel of agricultural land in a sought-after locality just inland from the coast within the renowned Roseland Peninsula. A pasture field, recently reseeded and with a stream along the boundary.

Southerly aspect, good road frontage and access.

Includes a disused quarry.

Price guide £80,000 - £100,000.

- 6.25 acres
- Single field
- All grass, recently reseeded
- Southerly aspect
- Stream on boundary
- Former quarry
- Good road access
- Close coast

OFFERS INVITED £100,000

SINGLE FIELD OF OVER 6 ACRES

## GENERAL REMARKS AND LOCATION

It is rare for a small parcel of land to be available for purchase in this particular geographic location. Much of the farmland in the immediate vicinity forms part of the Caerhayes Estate or is part of a larger farming enterprise. Hence this single field should be of wide appeal, especially to neighbours living nearby and others further away wanting a parcel of land for hobby farming, conservation or equestrian use.

Boswague has a postal address of Tregony but is in fact part of Veryan parish and is close to the seaside hamlets of East and West Portholland. It is part of the renowned Roseland Peninsula and within an Area of Outstanding Natural Beauty. There are very limited facilities in the immediate area but at Veryan there is a post and shop, parish church, primary school and a social club with tennis and indoor bowls. Tregony has further facilities including the Roseland Secondary School and is just over 3 miles from Boswague. The south Cornish coast is literally just down the road with beaches at East and West Portholland.

## THE LAND

The land extends in total to 6.25 acres or thereabouts and is contained in a single enclosure with good access from the minor county road which runs along part of the boundary. The land is all in grass, recently reseeded and for the most part is level or gently sloping and then sloping more steeply into the valley. There is a twin gated entrance (18ft) from the council highway.

There is a natural stream running just inside the south-eastern boundary. The water supply to the existing field trough will be disconnected prior to completion as it currently forms part of a private spring supply.

There is also a former quarry in the far corner of the field although this is largely covered in vegetation.

## SUBSIDY

Subject to eligibility the Entitlements attributed to the land will be transferred after completion.

## 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.

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## DIRECTIONS

There are various ways to approach the land. From the A3078 Tregony to St Mawes road take the left hand turn to Veryan immediately after the Texaco Garage at Bessy Beneath. Continue along this road for a short distance and take the first left hand turning towards Caerhayes. After about half a mile (at Tippetts) take the next right hand turning signposted Veryan and Portloe and then the next left signposted Portholland. Continue along this road and after passing the entrance to Boswague Farm (the second farm entrance) continue down the road where the entrance to the field is on the right hand side.

## CONTACT US

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