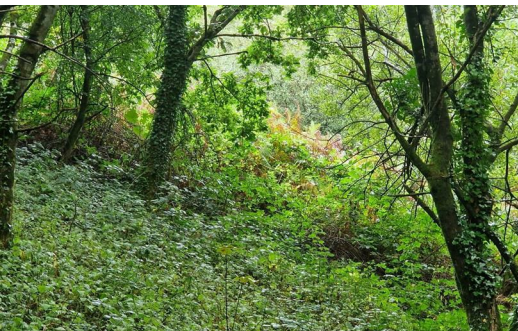


ROSELAND PENINSULA



LAND AT MELINSEY, VERYAN, TRURO, TR2 5PX

OVER THREE AND A HALF ACRES OF WOODED LAND WITH STREAM

Picturesque location deep within the Roseland Peninsula and immediately opposite a footpath leading down to the sea.

A wooded and overgrown hillside with road frontage and stream along the boundary.

Extending to 3.6 acres and of particular interest to those seeking a manageable parcel of land for conservation but with potential for clearing and cultivation.

A virtual haven for wildlife.

- 3.6 acres
- Wooded hillside
- Stream along boundary
- Excellent road access

PRICE GUIDE £60,000

OVER THREE AND A HALF ACRES OF WOODED LAND WITH STREAM

GENERAL REMARKS AND LOCATION

This is a rare opportunity to purchase a small parcel of land in this specific geographic location. It adjoins the minor country road connecting the A3078 at Ruanhighlanes with the village of Vryan where it is signposted to Melinsey Mill. It lies within an area formally designated an Area of Outstanding Natural Beauty being just inland from the south cornish coast and adjacent to a public footpath leading down through the valley to Pendower Beach.

The village of Vryan is less than a mile away and has a good range of facilities for daily needs including public house, parish church, post office and general store. The village also has a primary school, village hall as well as the sports and social club.

THE LAND

The land forms a single parcel extending to 3.6 acres or thereabouts. Whilst part has been known to have been utilised for cultivation in previous years the land has become wooded and overgrown and steeply slopes east and south to a fast flowing stream on the boundary. There is a gate at the bottom of the valley which has become completely overgrown and another gate at the upper section where there is good access from the road. This leads into a wide hard surfaced area for parking and turning. The track also leads through to land being retained by the vendor and a right of way for agricultural purposes will be reserved for this purpose.

The northern boundary is presently undefined on site and it will be the responsibility of the purchase to erect a post and wire fence (or something similar) along this boundary within 3 months of legal completion.

The land will appeal to those living in the locality looking for a small parcel of land but also those further afield seeking land for conservation, rewilding or even clearing and replanting for crops. In its present form it is a haven for wildlife.

SERVICES

There are no services connected.

TENURE

The land is held on a freehold tenure.

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

Proceeding along the A3078 from Tregony to St Mawes pass through the hamlet of Ruanhighlanes and take the next turning on the left hand side signposted to Melinsey Mill. The land adjoins this narrow country road as it descends the valley.

CONTACT US

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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.

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